



# VAL-CHRIS INVESTMENTS, INC.

SERVING CALIFORNIA'S PRIVATE MONEY  
LENDING NEEDS SINCE 1975

## California Stated Entitled Land Niche Sheet 2019

### Highlighted Estimated General Terms

<b>100% Broker Protected:</b>	<b>Protected on HUD and Loan Approval</b>
Lending Area:	California Only
MSA Area: ANY SIZE	Metro, Suburban, Rural (CBC)
Transaction Type:	Purchase & Refinance
FICO Minimum:	500+
FC / BK/ Short Sale:	OK
Property Type Land:	Entitled Land Only - No Raw Land
Loan Type:	Commercial
Trust Deed Positions:	1st Only
Minimum Exposure:	\$100,000
Maximum Exposure:	\$2,000,000
Occupancy Type:	Tenant NOO, Foreign National, Vacant, Owner User
Maximum LTV:	40% LTV Purchase or Refinance
Maximum CLTV:	40% (40% VCI / 60% Seller Financing 2nd 100% CLTV)
Maximum Cash Out:	\$1,000,000
Seasoning Requirement:	None for Cash Out
Interest Rates:	From 7.99% +
Lender Origination	From 2.50%+
Lender Origination	\$4,500 - Flat Fee Under \$150,000
Lender Origination	\$1685 (UW \$695 / \$595 Proc / \$395 Admin)
Customary Fees:	Title/Escrow, Prepaid Interest, 3rd Party Fees
Broker Origination:	Lender Will Match Above 3%
Pre-Paid Costs:	Not Applicable
Payment Type:	Principle & Interest or Interest Only
Loan Length Terms:	40 Years Due In 3 or 5 Years
Amortizations:	Partially Amortized Balloon
Reserves - Liquid	Not Applicable
Down: Proof of Funds:	One Month - Purchase Only - Full PDF Statement
Stated Documentation:	Yes - Stated Income
Purchase Gift Funds:	Can Gift 99% of Loan Amount
Liens & Judgments:	If on title must be paid thru closing
Prepayment Penalty	6 Mo 0%, 3 Mo +0.50%
DTI &/Or DSCR:	Not Applicable
Appraisal:	Can Use Existing - Must Be 30 Days Current to Fund
Funding Time-Frame:	5 - 7 Days from Appraisal & Documents Received

### Documentation for a Term Sheet: 1003 and Tri-Merge Credit Report

Val-Chris Investments 2601 Main Street, Suite 400 Irvine CA 92614  
Office (714) 421-4404 Fax (714) 260-9211 | DRE Lic #01513720 | NMLS 247235  
[fabian@val-chris.com](mailto:fabian@val-chris.com) [www.privatehm.com](http://www.privatehm.com)