



**VAL-CHRIS  
INVESTMENTS, INC.**

*SERVING CALIFORNIA'S PRIVATE MONEY  
LENDING NEEDS SINCE 1975*

## **California Stated Income Entitled/Raw Land Niche Sheet 2023**

### **Highlighted Estimated General Terms**

#### **100% Broker Protected: Protected on HUD and Loan Approval**

Lending Area:	California Only
MSA Area: ANY SIZE	Metro, Suburban, (Rural (CBC)
Transaction Type:	Purchase & Refinance
FICO Minimum:	400+ (Under 400 Please Call)
Default Situations:	FC/Short sale/Forbearance/1 Day out of BK OK
Property Type Land:	Entitled Land Only - (Raw Land Minus 5%-10% LTV/CLTV)
Loan Type:	Commercial
Trust Deed Positions:	1st Trust Deeds - Call for 2nd TD Exceptions
Minimum Exposure:	\$300,000 1st - Call for Exceptions
Minimum Exposure:	\$100,000 2nd - Call for Exceptions
Maximum Exposure:	\$10,000,000
Occupancy Type:	Tenant or Vacant - Can be Negative Performing
Maximum LTV / CLTV:	60% LTV/60% CLTV - Higher Leverage - Please Call
Collateral+ /Blankets:	Allowed
Multiple Borrowers:	Allowed
Maximum Cash Out:	\$5,000,000
No Title Seasoning:	None for Cash Out - We Can Use New Appraised Value
Interest Rates:	From 8.99%+ for Lowest Risk & Lower Leverage
Lender Origination	From 2.50%+, Flat Fee Under \$150,000
Customary Fees:	Title/Escrow, Prepaid Interest, 3rd Party Fees
Broker Origination:	Lender Will Match Above 2.75%
Pre-Paid Costs:	Not Applicable
Loan Length Terms:	3 Year Interest Only
Loan Extensions Avail:	Yes - 12 Month Extensions Available for Good Payers
Reserves Seasoning	No Requirement
Down Seasoned Funds:	No Requirement
Down: Proof of Funds:	No Requirement
DTI &/Or DSCR+ %:	No Requirement
Purchase Gift Funds:	Can Gift 99% of Loan Amount
Liens & Judgments:	If on title must be paid thru closing
Prepayment Penalty:	6 Months of Guaranteed Interest Only - 1st 6 Months
Prepayment Buydown:	3 Months add 0.50% to Rate / NO PP Add 1% to Rate
Appraisal:	Must Be Approved from Our Extensive List
Funding Time-Frame:	6 - 10 Days from Appraisal

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

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