



# VAL-CHRIS INVESTMENTS, INC.

SERVING CALIFORNIA'S PRIVATE MONEY  
LENDING NEEDS SINCE 1975

## California Stated Residential 2nd TD 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 Resid:	SFR, 2-4 Units
Property Type Resid:	Minus 5% LTV Condo, Townhome
Loan Type:	Residential
Trust Deed Positions:	2nd & 3rd Trust Deed
Minimum Exposure:	\$100,000 2nd & 3rd - Call for Exceptions
Maximum Exposure:	\$5,000,000
Occupancy Type:	Tenant NOO, Foreign National, Vacant, Blankets
Occupancy Type:	Owner Occ - Business Purpose Self-Employed Only
Maximum CLTV:	75% CLTV
Maximum Cash Out:	\$5,000,000
Seasoning Requirement:	None for Cash Out
Interest Rates:	8.99%+ 2nd TD
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%
Broker Origination:	MAX Combined Lender/Broker Origination Points - Call
Pre-Paid Costs:	Not Applicable
Loan Length Terms:	40 Years Due In 3 or 5 Years
Amortizations:	Partially Amortized
Reserves - Liquid	Not Applicable
Down: Proof of Funds:	Not Applicable
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	0 to 6 Months from 1st Payment
DTI &/Or DSCR:	Not Applicable
Appraisal:	Can Use Existing - Must Be 60 Days Current to Fund
Funding Time-Frame:	5 Days Total from Signing Actual Loan Docs

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

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