



# VAL-CHRIS INVESTMENTS, INC.

SERVING CALIFORNIA'S PRIVATE MONEY  
LENDING NEEDS SINCE 1975

## California Stated Residential Niche Sheet 2018

### 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)
FC / BK/ Short Sale:	FC & Shortsale & 1 Day out of BK OK
Property Type Resid:	SFR, Condo, Townhome, 2-4 Units
Loan Type:	Residential
Trust Deed Positions:	1st & 2nd & 3rd Trust Deed
Minimum Exposure:	\$100,000 1st, 2nd & 3rd - Call for Exceptions
Maximum Exposure:	\$5,000,000
2nd & 3rd TD Min/Max:	\$100k Min. to \$5,000,000 Max
Occupancy Type:	Tenant NOO, Foreign National, Vacant, Blankets
Occupancy Type:	Owner Occ - Business Purpose Self-Employed Only
Maximum LTV:	70% LTV
Maximum CLTV:	75% CLTV
Maximum Cash Out:	\$5,000,000
Seasoning Requirement:	None for Cash Out
Interest Rates:	From 6.99% +
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
Loan Length Terms:	40 Years Due In 3 or 5 Years
Amortizations:	Partially Amortized Balloon
Reserves - Liquid	Not Applicable
Down: Proof of Funds:	Purchase Only - One 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 Months from 1st Payment
Prepayment Buydown	3 Months add 0.50% to Rate / NO PP Add 1% to Rate
DTI &/Or DSCR:	Not Applicable
Appraisal:	Can Use Existing to 60 Days Old
Funding Time-Frame:	4 - 10 Days from Appraisal

#### **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.val-chris.com](http://www.val-chris.com)