

Fix-N-Flip Pro

A premiere loan program specifically designed for ultra qualified real estate investors and expert fix-and-flippers

AMUSA Commercial Capital is proud to bring you Fix-N-Flip Pro

We've designed a membership experience incorporating premium service, better rates, and super fast close times

- **Reliable:** \$5 million credit facility; one-time qualification
- **Fast Close:** Streamlined process allows us to close your loan in 5 business days
- **Dedicated:** You will have a dedicated AMUSA account manager available and on call
- **Easy:** To submit an application just send us an address, PSA, and SOW for the property
- **Transparent:** Final terms delivered within 1 business day of full submission

Membership with Benefits

Welcome to the Club

Fix-N-Flip Pro Membership:

- \$5 million credit facility
- No upfront cost
- Membership is valid for 12 months

Qualification:

- 10 completed flips in last 2 years¹
- No derogatory public records within the last 24 months²
- No felony convictions within the last 7 years
- Liquid assets of at least \$25,000
- Minimum FICO of 660²

Premium Service:

- Dedicated team
- No arduous forms to complete
- Term sheet in 1 business day
- Close in 5 business days

Loan Terms:

- Purchase and refinance³
- Minimum loan amount: \$50,000
- Maximum loan amount: \$1,000,000
- 12 month term with no prepayment penalty
- Personal guarantee required

Max Leverage:

- 90% of purchase price
- 75% of after repair value (ARV) w/ holdback
- 70% of after repair value (ARV) w/o holdback
- 80% loan-to-cost for loans less than \$75K
- 100% of rehab costs (via holdback)

Interest Rates:

- 8.00% up to 75% loan-to-cost⁴
- 8.25% between 75-80% loan-to-cost
- 8.75% between 80-85% loan-to-cost
- 9.50% between 85-90% loan-to-cost
- + 1.00% for certain judicial foreclosure states
- + 0.50% for 2-4 units and condos

Points and Fees:

- No application fee
- \$499 service fee at closing

Eligible Properties:

- SFRs
- Condos
- 2-4plex
- PUDs

¹Completed flips defined as properties that were purchased and sold within 36 months

²Credit and background check are pulled every 6 months

³Refinances must be within 6 months of acquisition

⁴Loan-to-cost is defined as initial loan amount (not including rehab) divided by purchase price

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Eligible members:

- Corporations
- General Partnerships
- Limited Partnerships
- Limited Liability Companies
- Revocable Trusts

Membership documentation (required once every 12 months):

- Signed credit authorization form
- Most recent bank statement
- Schedule of Real Estate Owned / List of Past Projects
- Signed spousal consent (if guarantor is married/separated and living in a community property state)
- Entity documents
- Voided check (for ACH)
- Pro questionnaire

Property documentation (required for each loan):

- Property Address
- Purchase price
- Requested loan amount (purchase and rehab)
- Scope of work
- Executed purchase and sale agreement
- Hazard insurance contact information
- Title insurance contact information
- Escrow / closing agent contact information
- Property access instructions
- Property Pictures - Exterior pictures required; Interior pictures recommended. Note: without interior pictures LendingHome assume C5/C6 condition.