



## Fundscape Commercial Small Balance

Fundscape offers a unique commercial financing program for borrowers who own commercial property under \$2.0mm and are in need of creative income and financing solutions to get the long term loans they seek. We offer programs such as bank statement, Lite Doc/DSCR, K-1 or full doc financing to give clients the best shot at qualifying for financing that gives them fixed rates and stability with their mortgages. We also finance a number of types of properties. This program can do the standard commercial property types but also finances properties like automotive, day cares and mobile home parks. This is an excellent option for those commercial properties that are outside of a banks appetite and an opportunity for clients to buy or refinance at higher LTV's.

### **Commercial (\$150,000 Minimum)**

See List Of Acceptable Properties

### **Commercial (\$2,000,000 Maximum)**

See List Of Acceptable Properties

All Guidelines Pricing And Approvals Are Subject To Review And This Is Not A Commitment To Lend. All Loans Are Subject To Change And Loan Terms May Be Amended Upon Review By Fundscape's Underwriters And/OR Investors

## Our Advantages

### ☒ **Reliability**

Our focus is on building and maintaining reliable long-term relationships with borrowers and intermediaries.

### ☒ **Predictability**

Our enterprise is optimized to deliver a predictable process that our partners can depend on, with communication at every step.

### ☒ **Experience**

Our leadership incorporates well-opinionated real estate experts with multi-billion dollar experience in asset management and lending.



## Commercial Small Balance Loan Requirements

|                          |  |
|--------------------------|--|
| <b>Structure</b>         | All Loans Are Fully Amortized Over 15, 20 or 30 Years  |
| <b>Property Location</b> | Nationwide except ND, MT, WY, NE, KS, UT, MN, AZ, NM, AL, HI, OR, NJ, MS, IA and SD  |
| <b>Markets</b>           | Major And Sub-Markets Available. No Rural Property Accepted As Per CFPB Site   |
| <b>Property Types</b>    | Office, Retail, Industrial, Warehouse, Multi-Family, Mixed Use (Both Commercial and Residential), Automotive (No Gas Stations), Day Care, Mobile Home Park |
| <b>Loan Size</b>         | Minimum \$150,000.00 To Max \$2,000,000.00   |
| <b>Loan To Value</b>     | Max Loan To Value 75% Of Purchase Price Or As-Is Value   |
| <b>Term</b>              | 60 Or 360 Month Terms Available  |
| <b>Amortization</b>      | All Loans Are Fully Amortized / Interest Only Options Available  |
| <b>Recourse</b>          | Full Recourse Required / Borrower May Close In Their Own Name  |
| <b>Prepayment</b>        | 5,4,3,2,1 And 3,2,1 Pre-Payment Penalties No Pre-Pay Option Is Not Available   |
| <b>Debt Yield</b>        | 8.25 Debt Yield Requirement  |
| <b>DSCR Minimum</b>      | DSCR Requirement Minimum 1.10 Increased For Owner User To 1.15   |
| <b>Credit</b>            | Minimum 650 FICO No Exceptions. Full Tri-Merge Report Required   |
| <b>Vesting</b>           | Vesting In An Entity Or Close In An Individual Name  |
| <b>Valuation Model</b>   | Appraisal Inspection Required No Exceptions  |
| <b>Loan Reserves</b>     | Must Have 6 Months PITI At Closing. Cash Out May Be Used For 50% Of Reserves   |
| <b>Fees</b>              | Origination Will Range From 1.00% - 3.00% Depending On Loan Amount.  |