



Fundscape Fix And Flip "Pro"

Fixing and Flipping properties has become a lucrative way of generating profits within the real estate industry. For those who have become experts or have excellent credit we have developed our "Pro" program. This program takes out the hassles of completing a fix and flip transaction by eliminating the appraisal, income docs and even experience. Yes, for the easiest fix and flip program in the country this is the go to. There are some restrictions but if you are looking to close your fix and flip loan quickly we offer a program that fits the bill at great rates and low fees for clients.

1-4 Unit (\$150,000 Minimum)

Investment SFR, Townhome, Condo, PUD

1-4 Unit (\$1,000,000 Maximum)

Investment SFR, Townhome, Condo, PUD

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.



Fix And Flip "Pro" Loan Requirements

Structure	All Loans Are Financed Up To 90% Of PP / 70% Of Refi Value And 100% Of Rehab Dollars
Property Location	Nationwide except ND, MT, WY, NE, KS, UT, MN, AZ, NM, AL, HI, OR, NJ, MS, IA and SD
Markets	Major And Sub-Markets Available. No Rural Property Accepted As Per CFPB Site
Property Types	Investment Residential Property Only. 1-4 unit, PUD, Townhome, Condo. Max Home Size 3500 sq. ft, Max 2 Acres, All Structures Must Be Permitted, Minimum Home Size 700 Sq. Ft.
Loan Size	Minimum \$150,000.00 To Max \$1,000,000.00 (Loan Amounts Include Budgets)
Loan To Value	Max Loan To Value 90% Of Purchase Price / 70% Of Appraised Value (6. Mo. Seasoning)
Term	12, 18, 24 Month Terms Available Dependent Upon Project Type And Scale
Amortization	All Loans Are Interest Only For Repayment. Non-Dutch Interest On All Loans
Recourse	Full Recourse Required / All Loans Require Entity Closing (Corp/LLC/No Trusts Or Estates)
Prepayment	No Prepayment Penalties
Debt Yield	No Debt Yield Requirement
DSCR Minimum	No DSCR Requirement
Credit	Minimum 700 FICO No Exceptoions (Soft Credit Check Only At Time Of Submission)
Vesting	Vesting In An Entity Required For All Projects No Exceptions
Valuation Model	Virtual Inspection Only / No Appraisal Fee. Please Note No Rebuttal Of Value Will Be Permitted. Final Valuation Is Given Upon Review.
Loan Reserves	Borrowers Are Required To Have A Minimum Of 6 Months Reserves Based On Interest Payment And 20% Of The Rehab Budget In Reserves Plus Down Payment And Closing Fees On Purchase
Fees	Origination Will Range From 1.75 - 3.00% Depending On Loan Amount.