



FINANCE *of* AMERICA
— COMMERCIAL —

FACOLENDING.COM

LOANS

for Professional Residential
Real Estate Investors





>> OUR PRODUCTS

SHORT-TERM LOANS >

Fix & Flip	4
Ground-Up Construction	5
Stabilized Bridge	6

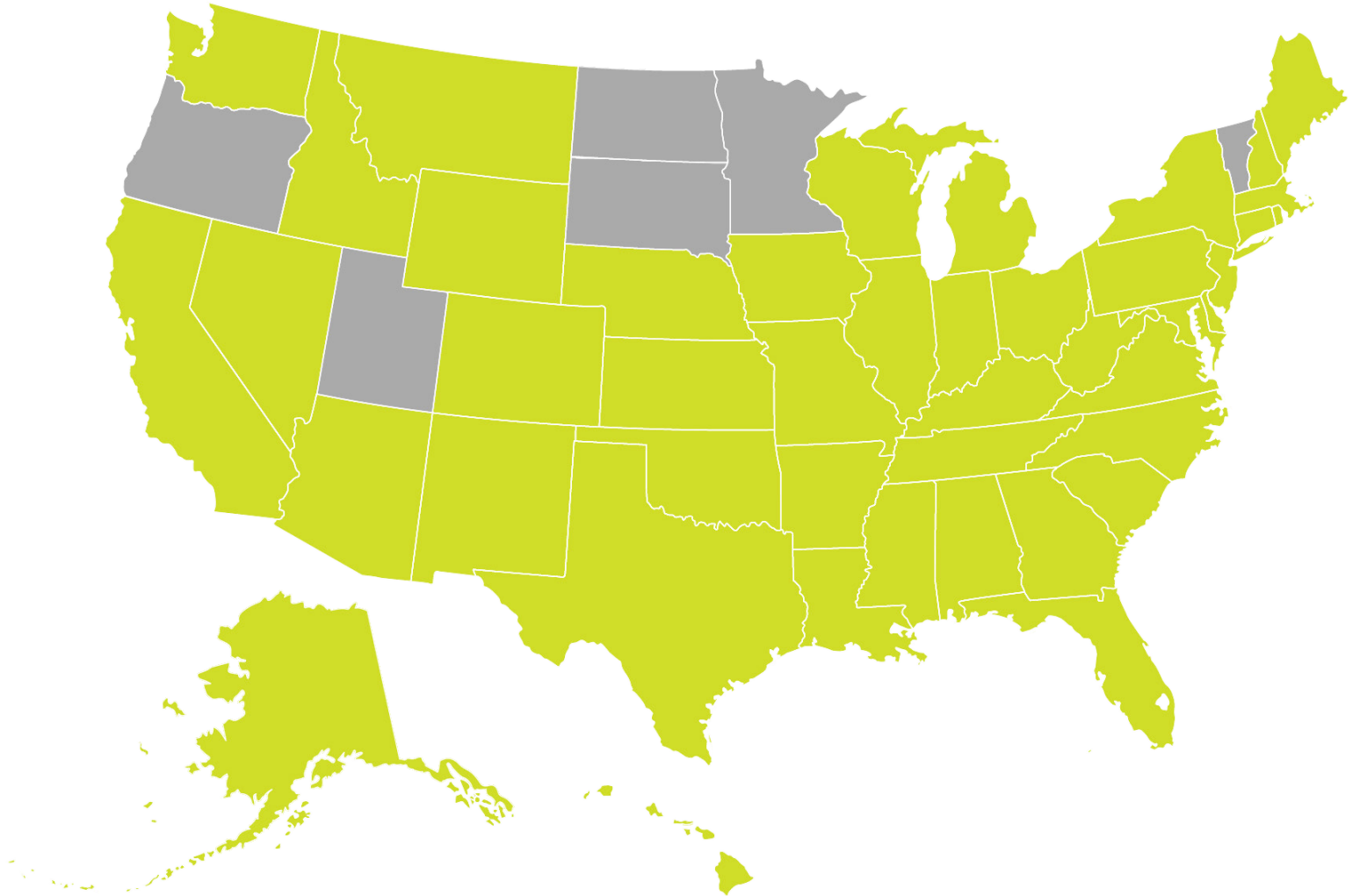
LONG-TERM LOANS >

Single Property Rental	7
Rental Portfolio	8

ADDITIONAL OFFERINGS > 9



>> NATIONWIDE LENDER



FACo is licensed in 44 states and the District of Columbia with the exceptions of MN, ND, OR, SD, UT and VT.



FINANCE of AMERICA
— COMMERCIAL —

SHORT-TERM LOANS >

FIX & FLIP

PROPERTY TYPE: Fix & Flip Residential (1-4 units)

LOAN: \$50,000 - \$3,500,000

TERM LENGTH: 12 months, up to 18 at Lender Discretion

MAX LTC: 90% of Purchase
100% of Rehab Costs

MAX LOAN TO ARV: 75%

RECOURSE: Full Recourse Only



FINANCE of AMERICA
— COMMERCIAL —

4 / facolending.com

SHORT-TERM LOANS >

GROUND-UP CONSTRUCTION

PROPERTY TYPE: Ground-Up Construction
Residential (1-4 units)

LOAN: \$50,000 - \$3,500,000

PROPERTY COUNT: 2 max with limited experience
10 max with 3+ similar projects

TERM LENGTH: 12 to 24 months depending on
the project plan

MAX LTC: Up to 75% of the lower of land
value or purchase price/60%
if unpermitted, plus 100% of
construction

LTC Catch Up Draw to raise
initial advance to 75% at
approval of required plans/
permits post-closing

**MAX LOAN TO COST
(TOTAL):** 85% with limited experience
90% with 3+ similar projects

MAX LOAN TO ARV: 70%

RECOURSE: Full Recourse Only



SHORT-TERM LOANS >

STABILIZED BRIDGE

PROPERTY TYPE: Single Family/2-4 Unit/
Townhomes/PUD/
Warrantable Condos

LOAN: Min: \$75,000 - \$2,000,000
Max: \$1MM for SFR
Max: \$2MM for 2-4 unit

TERM LENGTH: 12 months, up to 18 at
lender discretion

MIN
GUARANTOR FICO: Mid-Score of 660

MAX LTC: 85% of Purchase and 100%
of Completed Rehab Costs

MAX LOAN TO VALUE
(AS-IS & AFTER
REPAIR): 70%

MIN DEBT SERVICE
COVERAGE RATIO: 1.10x standard exit DSCR
Recently completed rehabs
and builds may qualify for
no-minimum DSCR

RECOURSE: Full Recourse Only



FINANCE of AMERICA
— COMMERCIAL —

6 / facolending.com

LONG-TERM LOANS >

SINGLE PROPERTY RENTAL

PROPERTY TYPE:	Single Family/2-4 Unit/ Townhomes/PUD/ Warrantable Condos
LOAN:	\$75,000 - \$2,000,000
TYPES:	30-yr Fixed Rate Mortgage (Fully Amortizing) 5/6, 7/6, 10/6 Hybrid ARMs (Partial IO or Fully Amortizing)
TERM LENGTH:	30 Years
MIN GUARANTOR FICO:	Mid-Score of 660
MAX LTC:	If owned < 3 months, 80% of Total Cost Basis
MAX LOAN TO AS-IS VALUE:	Purchase/Rate Term Refinance: 80% Cashout Refinance: 75%
MIN DEBT SERVICE COVERAGE RATIO:	1.10x (Gross Rent/PITIA)
RECOURSE:	Full Recourse Only
LEASE REQUIREMENTS:	Leased Units: Lower of (i) In-Place Rent & (ii) Market Rent Unleased Units: 90% of Market Rent (Purchase Loans only)



LONG-TERM LOANS >



RENTAL PORTFOLIO

PROPERTY TYPE:	Single Family/2-4 Unit/ Townhomes/PUD/ Warrantable Condos
MIN PROPERTY VALUE:	\$100,000
MAX LOAN AMOUNT:	\$2,000,000
TYPES:	30-yr Fixed Rate Mortgage (Fully Amortizing) 5/6, 7/6, 10/6 Hybrid ARMs (Partial IO or Fully Amortizing)
TERM LENGTH:	5, 10 & 30 Years
MIN GUARANTOR FICO:	Mid-Score of 680
MAX LTC:	If owned < 3 months, 80% of Total Cost Basis
MAX LOAN TO AS- IS VALUE:	Purchase/Rate Term Refinance: 80% Cashout Refinance: 75%
MIN DEBT SERVICE COVERAGE RATIO:	For portfolios with \leq \$2MM AND \leq 10 properties: 1.10x (Gross Rent/PITIA) For all other portfolios: 1.20x (Net Cash Flow/Debt Service)
RECOURSE:	Full Recourse with Pledge of Equity of Borrowing Entity
LEASE REQUIREMENTS:	Minimum Occupancy Rate of 90% by Unit Count Leased Units: Lower of (i) In-Place Rent & (ii) Market Rent Unleased Units: 90% of Market Rent (Purchase Loans only)





>> ADDITIONAL OFFERINGS

SNAP DRAWS DIY >

Snap a pic, get a draw. It's that easy!¹

- | Initiate DIY draw requests from your phone, at your convenience
- | Draws fund in approximately 1 business day¹
- | For single-unit Fix & Flip and Construction

FAST TRACK >

Get funding in days, not weeks!²

- | Get priority title, appraisal, and insurance processing from the start of loan submission
- | Available on all loan products

TPO/BROKER PROGRAM >

Option to broker loans or become a Third-Party-Originator (TPO)

- | Get access to our extensive suite of investor-centric products, including: rehab, construction, bridge, multifamily, and rental loans
- | White label table funding and industry-leading customizable loan submission portal for TPOs, with access for all your loan officers
- | TPOs get mobile updates for all their loans with our LoanChat app
- | White-glove service from a dedicated FAcO Account Executive & more!

1. Requires 3rd party mobile app download. Currently available for one unit properties only. Time from full document submission to settled wire averages 24 hours but may vary. Release of funds is based on clear photographic evidence of completed work matching the request.

2. Upfront non-refundable fee required in full. All loans require individual property approval based on appraisal, geographic location, and additional underwriting criteria. Lender is not liable for delays or denials as a result of third-party review.





Follow FCo Lending:



This is not a commitment to lend. Rates advertised are the lowest offered. Actual rates and offers may vary based on approval criteria, including but not limited to borrower FICO score, previous experience, period of ownership, etc. Leverage advertised is the highest offered. Actual leverage and offers may vary based on approval criteria, including but not limited to borrower FICO score, previous experience, period of ownership, etc. At this time, we are unable to lend in Minnesota, North Dakota, Oregon, South Dakota, Utah, and Vermont. Finance of America Commercial is part of the Roc360 family of companies. A Roc360 affiliate is licensed as a California Finance Lender under Department of Financial Protection and Innovation 60DBO-69051; Arizona Commercial Mortgage Banker License 1002735; Florida Mortgage Lender Servicer License MLD1778; Nevada Mortgage Company (License #5100); North Carolina Loan Broker

©2024 Finance of America Commercial. All rights reserved. Equal housing lender.
Published: 30 September 2024