



FINANCE *of* AMERICA  
— COMMERCIAL —



FACOLENDING.COM

# LOANS

for Professional Residential  
Real Estate Investors





## >> OUR PRODUCTS

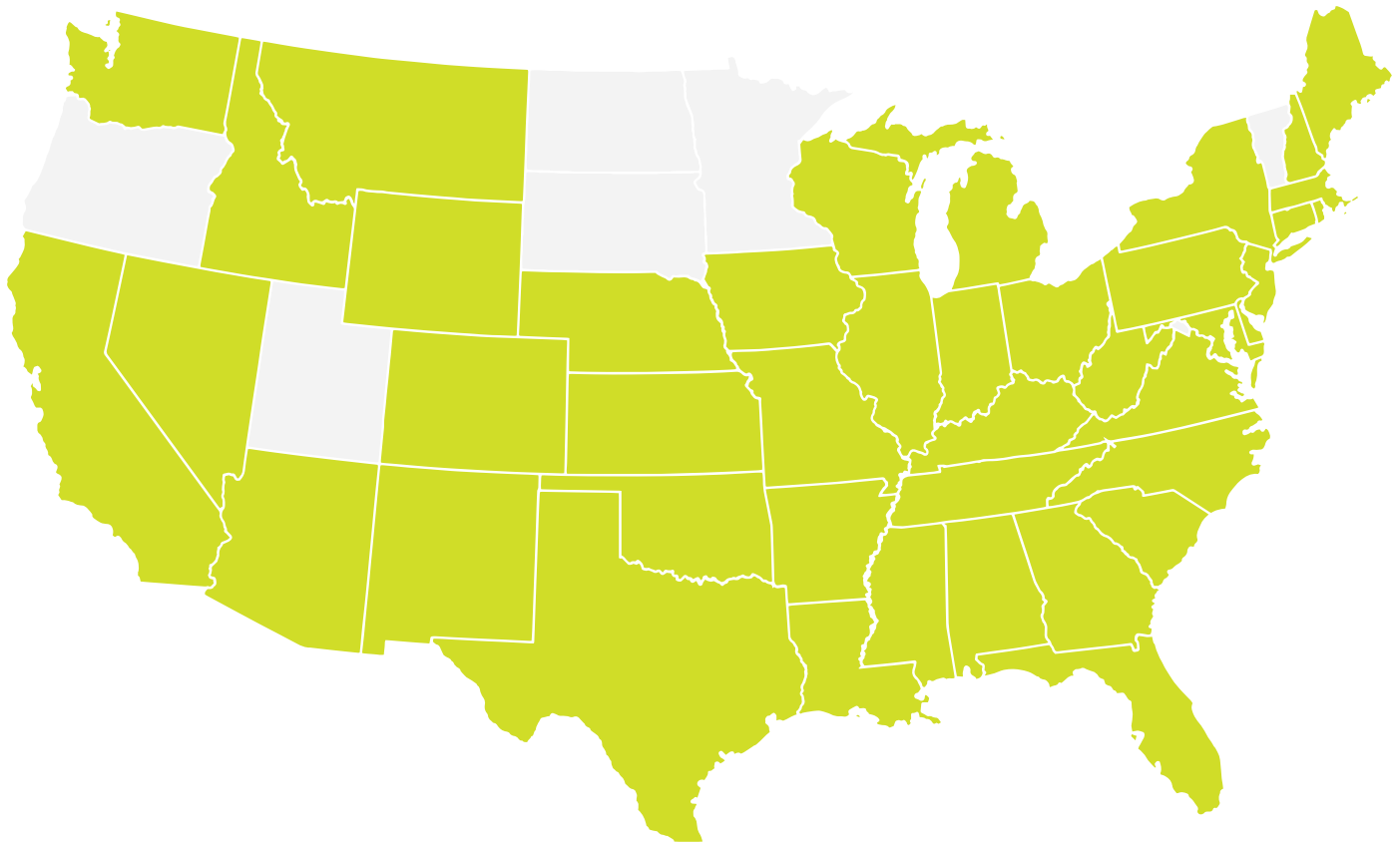
### SHORT-TERM LOANS >

Fix & Flip	5
Ground Up Construction	6
Multifamily Bridge	7
Stabilized Bridge	8

### LONG-TERM LOANS >

Single Property Rental	9
Rental Portfolio	10





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





## SHORT-TERM LOANS >

## FIX & FLIP

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

**LOAN:** \$50,000 - \$5,000,000

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

**MAX LTC:** 85% of Purchase  
100% of Rehab Costs

**MAX LOAN TO ARV:** 70%

**RECOURSE:** Full Recourse Only



**FINANCE of AMERICA**  
— COMMERCIAL —

4 / [facolending.com](http://facolending.com)



## SHORT-TERM LOANS >

## GROUND UP CONSTRUCTION

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

**LOAN:** \$50,000 - \$5,000,000

**TERM LENGTH:** 12 months, Up to 18 at  
Lender Discretion

**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):** 80%

**MAX LOAN TO ARV:** 70%

**RECOURSE:** Full Recourse Only



**FINANCE of AMERICA**  
— COMMERCIAL —

5 / [facolending.com](http://facolending.com)



## SHORT-TERM LOANS >

## MULTIFAMILY BRIDGE

**PROPERTY TYPE:** Small Balance Multifamily Residential (5+ units)

**LOAN:** \$500,000 - \$5,000,000

**TYPES:** Interest Only | Fixed/ Adjustable Rate Mortgage options

**TERM LENGTH:** Up to 24 months + Two 6-month extensions

**MIN GUARANTOR FICO:** Mid-Score of 680

**MAX LTC:**

Purchase Loans: 75% of Purchase/As-is Value + 100% of Rehab Costs

Refinance Loans: 65% of As-is Value + 100% of Rehab Costs

Cashout Refinance Loans: Subject to LTV guidelines based on mid FICO score

**MAX LOAN TO STABILIZED VALUE:**

Purchase/Rate-Term Refinance: 70%

Cashout Refinance: 65%

**RECOURSE:**

Loans  $\leq$  \$2MM: Full Recourse

Loans  $>$  \$2MM: Full Recourse or Limited Recourse with bad-boy carveouts

Completion Guaranty/Reserve Replenishment Guaranty when applicable



**FINANCE of AMERICA**  
— COMMERCIAL —



## SHORT-TERM LOANS >

### STABILIZED BRIDGE

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

**LOAN:** Min: \$75,000 - \$2,000,000

**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:** 1.00x

**RECOURSE:** Full Recourse Only



**FINANCE of AMERICA**  
— COMMERCIAL —

[Z / facolending.com](https://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)



**FINANCE of AMERICA**  
— COMMERCIAL —

8 / [facolending.com](http://facolending.com)



## LONG-TERM LOANS >



## RENTAL PORTFOLIO

### PROPERTY TYPE:

Single Family/2-4 Unit/  
Townhomes/PUD/  
Warrantable Condos  
5-8 Unit Properties allowed  
up to 15% of loan amount

### LOAN:

\$250,000 - \$50,000,000

### 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:

For portfolios with  $\leq$  \$2MM  
&  $\leq$  10 properties:  
Mid-Score of 660  
  
For all other portfolios:  
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:

Non Recourse with bad-  
boy carveouts and 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)



**FINANCE of AMERICA**  
— COMMERCIAL —





Follow FACo 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 Registration Filing 315; West Virginia State Tax Department, Account #2410-0931. NMLS Company ID 1804080.