



“Our Goal – To Help Real Estate Entrepreneurs Grow Their Portfolios”

*From the Desk of Lathea Morris  
Financing Programs Update  
973.509.1903 Ext. 1#*

### Option 1:

**Fix/Flip LOC:** \$250K - \$10M (based on 5 times liquidity)

Property type: SFR and up to 4 Units (LOC can also be used for multi-family 5+ units and mixed used projects – terms are different)

Minimum loan amount: \$50K

90% financing for purchase and rehab - 70% ARV

Rates start at 6.9% - Interest only payments

12 Month term - 2 Points

700+ credit score required

\$50k minimum in liquidity required (liquidity is checking & savings account, IRA 401K, life insurance cash value & stock)

One-time fee to set-up LOC after approval

Must have completed 3 deals in the last 24 months (rental properties count toward completed deals)

**Who is using this program?** Investors: who fix/flip on a regular basis; who like the lower liquidity option; and, lower interest rates.

In order to be considered for a candidate and the lender to provide a conditional approval, you will need to provide the following:

1. Credit Report from one of the following: Creditkarma.com - Creditchecktotal.com - Freecreditreport.com

2. Completed Real Estate Track Record:

[https://www.morlinoandlathea.com/real\\_estate\\_track\\_record-LOC.pdf](https://www.morlinoandlathea.com/real_estate_track_record-LOC.pdf)

3. Two recent statements for every account you want to use for liquidity verification

**What can you use as Liquidity? Go here:** <https://www.morlinoandlathea.com/Liquidity-LOC.pdf>

Lathea Morris ■ [www.MorlinoandLathea.com](http://www.MorlinoandLathea.com) ■ [investorfinancing@morlinoandlathea.com](mailto:investorfinancing@morlinoandlathea.com)

## Option 2:

### Unsecured Gap Financing

Line of Credit - Loan amounts from \$20K - 50K - Rates are 5% - 12%

Term Loan - Up to \$100K - Rates are 5% - 25%

No cost until you have access to your funds.

There is a one-time fee that can be paid out of the proceeds of the loan amount.

Credit Score: 670+

Doesn't hurt your credit to learn your options.

**Who is using this program?** Investors: who need down payment money and rehab money; and, who require a smaller amount of cash to purchase properties.

Interested? Send us your recent (within 30 days) FICO tri-merge credit report. We will let you know how much you'll likely get approved for.

## Option 3:

Stated Business Income LOC (Unsecured) - Up to \$150K

Rate: 8.99%+

For more details go to:

[https://www.morlinoandlathea.com/business\\_credit\\_line.html](https://www.morlinoandlathea.com/business_credit_line.html)

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What you can expect from us:

1. Fantastic customer service including timely responses and follow-ups.
2. If we can't offer a financing solution, we won't leave you hanging.
3. An option to talk out your investment scenario if you're not sure which financing option is right for you. Schedule a time convenient for you to talk with us.

<https://smallbizconsulting.acuityscheduling.com/schedule.php>

Send us your loan scenario:

<https://www.morlinoandlathea.com/investorfinancingquestionnaire.html>