

Michael Ryan - MORTGAGE BROKER
Key To Your Perfect Mortgage

Investment Property Loans

September 2015

Loans of the Month:

Cash out loans, 30 year fixed, unlimited financed properties

Buy and Hold strategies eclipse Fix and Flip.. Is the market changing ?

News:

Rates in the middle of the trading band established since Easter... WOW !

Traditional Income and Credit Documentation for:

Up to 10 Mortgaged Properties: 30 year fixed rate loans:

20 % down for your first 4 mortgages - cash out available

25 % down for your next 6 mortgaged properties - cash out available to # 6

(unless purchased and refinanced within 6 months - 5 % lower LTV

And, to 10 financed property count)

- Add 5 % to the down payment for 2 - 4 unit properties.
- Minimum loan amount \$ 50,000 - throughout California
- Use rents if your first rental purchase
- Can refinance up to # 10 into low fixed interest rates

Over 10 Mortgaged Properties:

25 % + down Portfolio loans: Purchase, Refinance, Cash-out

Personally owned, C Corp, LLC

Foreign National (requires more down pmt.)

Creative Financing:

Private Money / Hard Money as low as 8 1/2 %

Need something you do not see here? Call

Use your IRA or 401 K - self directed

40 - 60 % down payment. Lower closing costs than traditional.

No income or employment verification required

Prepare yourself and your Clients: Call MIKE

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