

## FIX AND FLIP LOAN

TaliMar Financial specializes in providing capital for residential fix-and-flip projects. Backed by more than 20 years of industry experience and over \$1 billion funded in residential transactions, TaliMar is a trusted lending partner for real estate investors repositioning single-family and multifamily properties.

### General Program Guidelines

<b>Loan Type:</b>	Fix and Flip Loan
<b>Property Type:</b>	Single Family and Multi-Family
<b>Loan Amount:</b>	\$250,000 to \$10,000,000
<b>Loan Position:</b>	1st Position Only
<b>Pricing:</b>	Contact for Pricing
<b>Occupancy:</b>	Non-Owner Occupancy
<b>Loan to Value:</b>	Up to 75% of Completion Value
<b>Loan to Cost:</b>	Up to 90% of Purchase Price + 100% of Renovation Costs
<b>Valuation Type:</b>	No Appraisal Options
<b>Prepayment Penalty:</b>	None
<b>Payment Type:</b>	Interest Only Payment
<b>Location:</b>	Western United States
<b>Loan Term:</b>	12 Months w/ option to extend
<b>Closing Time:</b>	5 to 7 Business Days (if an Appraisal is not required)
<b>Contact Us:</b>	Contact TaliMar Financial at (858) 242-4900 or <a href="mailto:loanrequest@talimarfinancial.com">loanrequest@talimarfinancial.com</a> .

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