

# FLEXIBLE OPTIONS FOR MULTIS

## PROGRAM DETAILS

### Eligible Properties

- Existing apartment properties with 5+ units
- Mobile home parks with 15+ pads
- Limited mixed use acceptable

### Loan Size

\$500 thousand to \$5 million

### Location

Nationwide

### Programs

Highly competitive with a wide array of rate plans including:

- 6 month, 3, 5, 7 and 10 year fixed terms, followed by floating rate periods up to 30 years
- 15 year fixed rate, fully amortizing
- 3 and 5 year interest only structures available

### Prepayment

Fixed declining (no yield maintenance or defeasance)

### Personal Guarantees

- Required
- Guarantee drops to 50% with LTV below 75%
- No recourse at 50% LTV

### Minimum DSC

1.20 based on the actual loan constant

### Loan-to-Value

- 80% for purchase, rate & term refinance
- 75% for cash out refinance

### Rate Lock

60-day forward lock available requiring a \$500 deposit credited at closing.

## SUBMITTING A DEAL

Complete the loan application, and authorization forms found on our website at [www.texasloanstar.com](http://www.texasloanstar.com) and email or fax the current rent roll, year to date and last two years operating statements and 5 digital photos of the subject property or call to discuss in detail.



## SUMMARY OF COSTS

Fixed Loan Processing Fee  
Apartments: \$3,500  
Mobile Home Parks: \$5,500

Included in Fixed Loan Processing Fee:

- Appraisal
- Property Inspection
- Processing Fees



## FOR MORE INFORMATION

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