



Texas Loan Star, Inc. Multifamily Finance Program

Loan amounts from \$500,000 - \$5,000,000 for 5+ unit properties

Multifamily Finance Program Details

Eligible Properties

- Existing apartment properties with 5+ units
Limited mixed use acceptable
- No properties with deferred maintenance in excess of 5% of value

Loan Size

- \$ 500,000 to \$5,000,000

Highly competitive 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

- Negotiable – based on Loan-to-Value

Minimum DSC

- 1.20 based on the actual loan constant
- Can use market rents and vacancy for underwriting

Fees

- 1% origination fee
- Fixed third party costs of \$3,500
- Property condition report required based on asset condition/quality

Loan-to-Value

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

Rate Lock

- 60-day forward lock available requiring only a \$500 deposit which will be credited back to borrower at closing.

Required information for loan quote

- Historical and current income and expenses
- Current Rent Roll
- Pictures

Contact Information

Laith I Daik
1533 Heights Blvd.
Houston, Texas 7708

(713) 802-0606
laith@texasloanstar.com

