

PA | NJ | NY | CT **Investor 1 to 4 Family Mortgage**

(Guidelines as of October 25, 2013)

Investor 1 to 4 family mortgages have been available on a limited basis after the subprime mortgage mess hit fully in 2008:



- 1 to 4 family usually not available as commercial mortgage
 - 1 to 4 family as residential mortgage does not allow title in name of LLC
 - Fannie Mae residential mortgage limited total number of financed properties to ten
 - Even though Fannie Mae allowed ten, lenders usually allowed only 4 or 5 financed properties
 - The Fannie Mae residential mortgages require income verification and qualification
 - The Fannie Mae mortgage does not allow cash out refinance on investor property if you own over 4
- Hard money sometimes available with very high rates and points
 - Investors prevented from buying properties with hard money to rehab because they had no take out plan or mortgage
 - The choice was often pay cash or miss the opportunity to buy

INVESTOR 1 to 4 FAMILY COMMERCIAL MORTGAGE NOW AVAILABLE

- 1 to 4 family investor purchase or refinance, rate & term or cash out
Condominiums OK 5, maximum 5 stories; no cmml condo
- \$100,000 to \$1,000,000; maximum \$2.5MM to any one Borrower
- Title in personal name or LLC
- 70% LTV for experienced investor—owned investor property 2+ years
65% LTV if has current mortgage history, any property, under 2 years
60% LTV if has no mortgage history
- Verify seasoned assets for purchases with 3 months statements
- Seller can contribute toward costs up to 3% of purchase price, max \$20,000
- If property vacant, verify 3 months reserves
- 2 to 4 family Debt Service Ratio (DSR) 1.20
- **SINGLE FAMILY INVESTOR NO DSR REQUIRED up to \$750,000 MORTGAGE**
- Regular job income is not verified; employment is verified; self employed OK
- **NO MAXIMUM NUMBER OF FINANCED PROPERTIES**
- Minimum credit score 650
- Must live and work in United States (Green card, Foreign, non-permanent resident alien)
- Must sign letter: Will not live in the property, it is for business purpose
- Taxes and insurance are escrowed
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Note: If you read above, you may have caught this: A self-employed or employed investor can buy SFR with a mortgage up to \$750,000 with an appraisal and credit score 650 or higher and verified assets.

INVESTOR 1 to 4 FAMILY COMMERCIAL MORTGAGE AVAILABLE IN:

All states except: AL MN NH OR UT VT IL MI ND SD TN

INVESTOR 1 to 4 FAMILY COMMERCIAL MORTGAGE

- 6 Month Adjustable Rate Mortgage fixed first 3 or 5 years
- 5% PPP for 3 or 5 years (for the fixed rate term)
Can pay down 20% of balance yearly with no PPP
- CAPS: 2% first adjustment; 1% after that; Lifetime 6%
- Index: WSJ Prime rate Margin: 4%
- Fees: Residential appraisal plus \$1,395 Underwriting Fee at closing

- Call or email for rates/points

For basic mortgage calculators and information visit: www.anytimeestimate.com

John Veenstra

Senior Mortgage Consultant, NMLS #178140

Approved Funding Corp.

41 Grand Avenue

River Edge, NJ 07661

201-833-0123 Ext 278

www.approvedfunding.com/veenstra

jveenstra@approvedfunding.com

**Born and raised in NJ; grad Eastern Christian High School 1966; grad West Point 1970; Infantry Officer, Airborne and Ranger Schools Ft Benning, Ga; 5 years West Berlin, Germany; residential mortgage business since 1983; 4 daughters;
Now live in lake community Green wood Lake, NJ**