



People's Choice Mortgage

----- *Commercial Lending* -----

(800) 637-7737

www.mycommercialloanadvisor.com

Terms

Eligible Properties

Any commercial income producing real estate will be considered nationwide.

Eligible Transactions

Purchase, refinance, expansion, rehabilitation, bad credit, partner buy-out, land development and cash out transactions are acceptable.

Transaction Size

\$100 thousand to \$100 million

Loan Rate

Please call for pricing

LTV (Loan-To-Value)

Up to 100% of lender's valuation, depending on borrower's credit score and property type

Second Mortgages

May be permissible with up to 90% combined loan-to-value

Terms

10 to 30 year loans with 10 to 30 year amortizations, unless a bridge or mezzanine loan is required.

Prepayment Penalty

There may or may not be a prepayment penalty. This will depend on the type of loan you are requesting.

Ownership

Most legal entities accepted.

Recourse

Full to limited recourse to individual borrower or guarantor required. Exceptions allowed at lender's discretion with lower LTV loans.

Security

First mortgage lien on the subject property(s), assignment of leases and rents, pledge of partnership interests, UCC on other collateral.

Good Faith Deposit

There may be a deposit due upon acceptance of the Letter of Interest or Conditional Loan Approval, in order to proceed with the loan. This deposit will cover third party reports and processing. Any unexpended balance can be credited at closing.

Origination Fee

Usually based on the loan amount and dependent upon LTV and level of difficulty.

Third Party Reports

Appraisal, survey, and environmental insurance will be required. Some existing reports may be acceptable with pre-approval.

Closing Time

Most loans can be closed in 45 days. Bridge loans can be closed in 2 weeks or less.