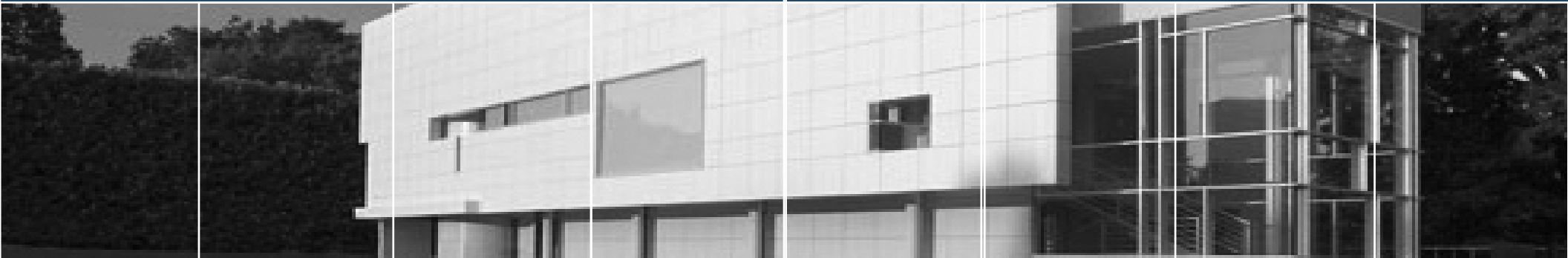


Having a Hard Time Qualifying Borrowers?

We Can Help.



Long-Term Hard Money Loans
From Western Mortgage Services

Sub-prime may be gone but we're still here.

All of our loans have a **five-year term** and we can work with borrowers regardless of credit score, foreclosure, past bankruptcy or judgments. Also, seller carry-backs are ok in the 2nd position on purchases. Here's how our program works:

No Credit Check and No Minimum Credit Score!

Rates @ 14%!

Five-Year Term/30-Year Amortization!

We do Residential, Investment, and Apartments; NOO Same as OO!

Loan amounts up to \$400K

We can fund in as little as 72 hours!

60% Maximum LTV on Single-Family Residential

65% Maximum LTV on Multi-Family Residential

50% Maximum LTV on Commercial!

*we are not currently making land loans.