

## SEREN FUNDING CORP

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### Restaurant Commercial Mortgage

**Notes:** We do not require Personal Tax Returns

Owner Operated Restaurants require 2 Years Most Recent Business Tax Returns (IRS Form 1120)

**Rates:** Credit Based, Range 7.7%-9.9%

**Credit:** Minimum FICO 625 with no Mortgage Late payments

**Amortization:** 30 years (keeps payments low)

**Maximum Mortgage:** \$500,000 **Maximum LTV:** 70%

**Appraisal and Title:** Ordered by Lender

Important: Commercial Mortgage for Real Estate only (building and land).

While Furniture, Fixtures, Equipment (FFE) and Liquor License do have a value, they are not valued for Real Estate Purposes. Seller Financing typically funds Purchases of Restaurant business and equipment.

### **Submission:**

- Signed 1003 for each borrower on Title
- 2 Color Photos of Property Exterior
- Credit Report (Transunion) for each borrower on Title, Tri Merge NOT required
- [Rent Roll Form](#) Filled in with Rent and Tax and Insurance Info (if Net lease please indicate)  
Click above for Rent Roll or go to [www.serenfunding.com](http://www.serenfunding.com)
- Explanation Letter for any late payments or derogatory notes on Credit Report
- If owner operated most recent 2 years IRS Form 1120 (Federal Tax Returns)

Please email large files to [serenfunding@optonline.net](mailto:serenfunding@optonline.net)

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