

SEREN FUNDING CORP

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Questions: Call 800.961.9486

STATED INCOME COMMERCIAL MORTGAGE

Mortgage Loan Amounts: \$200,000 to \$2,000,000. Low Debt Service OK

New Program available in these Major Metropolitan Areas Only:

NY Metro Area

CT Metro Area

Philadelphia Metro Area

NJ Metro Area

Boston Metro Area

Portland OR Metro Area

Chicago Metro Area

Seattle Metro Area

Baltimore /DC Metro Area

PROPERTY TYPES: 3-4 FAMILY (done as commercial), MULTI FAMILY, MIXED USE, COMMERCIAL, OFFICE, RETAIL, LIGHT INDUSTRIAL

No Free Standing Restaurants, No Dry Cleaners, No Auto, No Funeral home, No Day Care Storefront Restaurant (Attached) OK.

LTV: 80% Maximum for Purchase & R/T Refi. **LTV:** 70-75% Cash Out Refi

AMORTIZATION: 30 Years on All Commercial Mortgages

TERMS: 3, 5, 15 Fixed, 30 Fixed

RATES: Starting at 6.625 Depending on: LTV, Debt Service, Property Type, Property Condition, Owner Occupancy or Investor.

PREPAY: Declining, NO Lockout or Interest Guarantee

DEBT SERVICE: 1.0 (Break Even) on Multifamily and Mixed Use

CREDIT: Minimum Mid FICO: 660

SUBMISSION:

- Complete Signed 1003 and Tri Merged Credit Report and Photo
- Complete Itemized Rent Roll with Actual Rents (Owner Occupied Units: List Market Rents)

(Use Rent Roll (Metro) at www.serenfunding.com)

Annual Expense Info Needed on all submissions:

Taxes Insurance Water & Sewer Electric Oil, or Gas

Restaurant and Automotive Repair Properties: See www.serenfunding.com

No Construction. No Land. No Farms. No Churches

Questions: Call 800.961.9486 email: lender@serenfunding.com