

SEREN FUNDING CORP

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Questions: Call 516.889.8218

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STATED INCOME COMMERCIAL MORTGAGE Small Deals OK: \$50,000- \$400,000

BUY OUR BOOK, "COMMERCIAL MORTGAGE 101"

A real life guide for success in small balance mortgage, it will save you time and money and is filled with money making ideas. The book is informative and does not promote Seren Funding.

PRINTABLE ORDER FORM AT: WWW.SERENFUNDING.COM

Fixed or ARM, 25 Year Term. Rates Start at 8.5%

Multifamily/Mixed Use, Auto Repair, Retail, Office, Comm. Condo, Warehouse, Industrial, Restaurant

Note that buildings with 5 or more apartments are considered Commercial Multifamily.

Stated Commercial MTG is for Borrowers that **NEED** a Commercial MTG for: Limited Cash Out, Payoff Existing Financing, or Have Slightly Impaired Credit (Bank Lending Requires 680 FICO). It Is Not For Borrowers Chasing A Low Rate.

Sell the Solution, Sell the Money, Sell the Payment

Minimum FICO: 600 Maximum Commercial Mortgage: \$400,000 Maximum LTV: 65%

Maximum Cashout: \$150,000 Higher Amounts Require Detailed Explanation.

FUNDING AVAILABLE FOR STABLE* COMMERCIAL PROPERTIES IN GOOD CONDITION

*Stable Means No Commercial Vacancies and building not needing renovation.

Submit: 1003 Application. Credit Report, and Rent Roll with Expenses, (use your form or ours). P&L for Owner Occupied Businesses. Photo may be requested.

All Calls and E-mails returned ASAP.

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**NO RESIDENTIAL NO CONSTRUCTION NO CHURCHES
NO GAS STATIONS NO FARMS NO LAND NO DAY CARE**