KGFA Capital Ventures Inc.

Lendinero

Loan Programs for Investment Properties & Commercial Real Estate

PRODUCTS and NICHES

- **We can combine several programs for a single borrower to make the ratio work.**
- **40-year fixed rate** (to reduce payment or DTI)
- **10 year I/O option** (we use the IO payment for the DSCR %)
- **Asset Depletion:** (You can combine doc types with asset depletion)
  - **Use remaining assets for extra income, 36 months (If DTI is = or <60%)**
  - **> 60 DTI we use a factor of 60 months for income.**
- **1 yr look back for any docs type.**
- **1 year self-employed for licensed professionals. Even tip income**
- **Foreign National 75% LTV,**
- **No foreign credit reference letters needed**
- **ITIN borrower 85% LTV, NON-PERM Resident alien 90% LTV**
- **NON-Warrantable condo with NO reserves & Cond-Tel**
- **Multi units Residential up to 8 units**
- **If you have 3 scores, NO minimum tradeline requirements.**
- **Use the score of the borrower making the most money ALT DOC**
- **DSCR use the borrower with the highest middle credit score.**
- **We don't need rent loss coverage if they have 3 extra months of reserves.**
- **100% of rental income for Vacant properties on a DSCR.**
- **We don't repull credit. Good for 120 days**
- **100% gift funds for down payment (5% reduction to LTV max 80%)**
  - **Gift of equity on alt doc.**
  - **Gift on Investment purchases + 6% seller contribution**
- **6% seller contribution on Inv property & Primary up to 90% LTV**
- **3 months reserves 500k & below at 80% LTV or below**
- **6 months reserves up to 1.5 million or >80% LTV**
- **90% financing up to 2 million. (1.5M for 1st time buyers)**
- **Unlimited cash out.**
- **55% DTI; (80%, 3,500 residual incomes, 680 score, 0X30X48**
- **ADU Units are acceptable, on SFR and 2-4 units.**
- **Not permitted units,` appraiser must state it was done in a workman like manor & be zoned for it with comps.**

Condos

- 0 Reserves if they have 5% Deductible for the HOA – Insurance Policy.
- 10% Deductible for HOA Insurance on Condo's
- No fidelity bond is needed if it's NON-Warrantable.
- 85% LTV INVESTMENT Alt doc. – see next pages
- 80% DSCR financing. Based on rental income: debt service coverage ratio
- 75% Condo Tel
- 75% Foreign national
- 25% for 60+ day lates on Association
- 49% one person/entity owned
- 70% investor concentration for a primary or 2nd home.
- 100% investor concentration for Investment properties.
- 400 minimum SQ/Ft cond tel only.
- NO minimum SQ/Ft for Regular condo
- 1 bedroom and a full kitchen for Condo tel.
- Commercial space up to 35% for warrantable and 50% NON Warrantable.

Loan Solutions for Self-Employed Borrowers

DSCR

- 85% loan to value Purchase
- Loan amount up to $3 million
- 660 score
- NO Rent LOSS COVERAGE insurance needed with 3 months extra reserves
- DSCR <1% to .75% = 75% loan to value
- NO RATIO DSCR < .75%
- Condo Tel DSCR down to .75%
- Foreign National
- Warrantable and NON-Warrantable condo's
- Gift funds allowed. 10% + reserves
- 3 months reserves only.
- 6% seller contribution on inv properties.
- Cash out will be used as Reserves.
- Short-term rentals allowed. 75% LTV 1.15% DSCR
- 2nd MORTGAGE DSCR available.

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DSCR 5-08 units' buildings:

- **DSCR 1% minimum (most commercial lenders are 1.25%)**
- **Up to 2.5 million loan amount**
- **Up to 75% LTV**
- **70% Cash out.**
- **Interest only Option for the 1st 10 yrs.**
- **Borrower qualifies with the Interest only payment instead of P&I**
- **Cash out up to 1 million cash in hand**
- **30-day asset verification.**
- **6 months reserves up to 1.5 million.**
- **Cash out can be used as reserves.**
- **GIFT allowed: borrower must have 10% of own Monies plus reserves.**
- **Prepays 1-5 yrs.**
- **400 Minimum per unit**
- **Borrower must have experience owning and managing commercial or residential RE for at least 1 yr**

BANK STATEMENT ONLY PROGRAM: PERSONAL OR BUSINESS

- **Max 90 LTV to 2 million 720 score, may be able to work with 700**
- **1st time real estate investors 90% Loan to Value to $1.5 million**
- **Super Jumbo's to $5 million dollars.**
- **Gift funds and Gift of equity allowed.**
- **Business funds can be used for Reserves.**
- **30-day seasoning for assets**
- **Min 660 FICO on 80% LTV or less**
- **Max DTI 50% (55% with an exception).**
- **12 or 24-Months of Business, Co-Mingled, or Personal Statements**
- **Average Deposits over 12 or 24-Months**
- **Min Ownership: 20% for Personal Statements and 25% for Business**

2-MONTHS BUSINESS & P&L

- **Min 660 FICO**
- **Max 80LTV 700 score**
- **Max DTI 50%**
- **2-Months Business minimum** (but can use more months to qualify)
- **Uses CPA or Tax Preparer P&L Covering 12 or 24 Consecutive Months**
- **Net Income Divided into 12 or 24-Months = Monthly Qualifying Income**
- **Account letter** needs to attest to have been preparing their most recent tax returns.

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Profit to Loss (P&L) only program

- **Min 700 score**
- **Max Loan Amount $1.5 million**
- **80% OO at 700 score**
- **75% Investment properties, & 2nd homes**
- **Company must be open for 2 yrs**

ASSET UTILIZATION

- **100% of Checking, Savings and Money Market Accounts, 80% of the Remaining Value of Stocks & Bonds, 70% of Retirement Assets**
- **Option 1: (In Addition to Any Other Income Type) Down Payment, Closing Costs, Required Reserves, and 3-Years of Current Monthly Obligations.**
    - **Monthly Income = Net Qualified Assets / 36-Months**
- **Option 2: Qualified Assets Must be Sufficient to Cover the New Loan Amount, Down Payment, Closing Costs, Required Reserves, and 5-Years of Current Monthly Obligations. Monthly Income = Net Qualified Assets / 60-Months**

1099 only

- **Min 660 FICO**
- **Max 90LTV**
- **MAX DTI 50%**
- **1-YR or 2-YR Form 1099**
- **Average Income Over 1 or 2-Years**
- **Automatic 10% Expense Factor Applied**
- **Proof of YTD Earnings** from either VOE's from contractors, ledgers, bank statements

2nd mortgage available.

- **DSCR Investor ok.**
- **Piggyback or stand alone on 2nd mortgage**
- **$50k Up to $1 million Loan Amount (LA)**
- **50% DTI**
- **15, 20, 25, 30 Year term available.**
- **Up to 85% LTV PRIMARY/ 80% LTV 2nd home / 75% Inv**

Employed only

VOE ONLY: Verification of Employment Only

- **2 months bank statements to show income being deposited.**
- **If borrower is on tips, cash deposits are OK.**
- **One year history with same employer**
- **680 Minimum score**
- **OO 80% LTV max**
- **No 4506 required.**

COMMERCIAL PROPERTIES

We can do hard equity deals. 60% to 70% loan to value range. In the next pages we have niche programs based on DSCR and full documentation.

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DSCR (1-4-Unit Investment) Loans

Bank declines into approvals with a DSCR solution.

Easier than a bank. Opportunities to secure Single Family/2-4-unit investment property loans without providing tax returns.

- Alternative underwriting
- Flexible cash-outs
- Reduced fees available

Eligibility

Borrower: US Citizen, US Permanent Resident Alien

Closing entity: Individual or business

Eligible property types: 1-4-unit attached/detached, short-term rental, warrantable and non-warrantable condos, PUDs

No rural properties

No rehab or deferred maintenance

Long-term financing only (no short term/bridge)

Eligible states: All except ID, HI, MI, MT, ND, NV, SD, VT, WV, WY

Population Requirements: Top 300 MSAs

General Guidelines

Loan Size	$100,000 - $2.5 million
Loan Terms	30-year fixed 30-year amortization
Loan Purpose	Purchase, Cash-Out, R/T Refinance
Max LTV	Purchase: 80% | Refi: 75%
Min FICO	SFR: 660 / 2-4 Family: 680
Min DSCR	0.75x
Prepayment Fee Options	5% for 5 years (5, 5, 5, 5, 5) 5% for 3 years (5, 5, 5) 5-year declining (5, 4, 3, 2, 1) 3-year declining (3, 2, 1) 1% for 3 years (1, 1, 1) 5% for 1 year 1% for 1 year
UW Methodology	Qualifying income based on property cash flow
Rates	8% to 12% (0.25% = 1 point cost)

Portfolio Loan Guidelines

Combine up to 25 properties into 1 loan

Property Eligibility	Min of 3 properties
Loan Size	Max $6,250,000 total
Min Unit Value	$100,000

FEES

Appraisal and due diligence fee

Origination	1 to 3 %
STANDARD	Insurance, Title of Insurance, Legal, processing, etc.

Ready to grow your business with KGFA? Get

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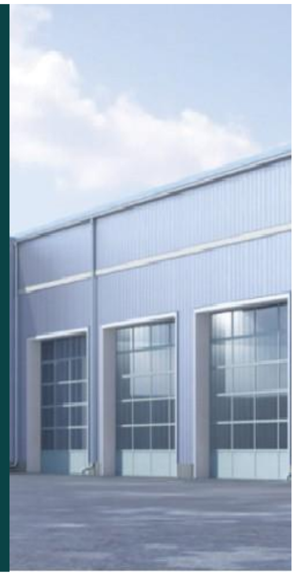
Small-Balance Commercial Loans

This is lending done differently.

Let our experts help you secure flexible commercial mortgage financing on loans from $100K to $2MM.

- No tax returns required
- Flexible cash-outs
- Wide range of eligible real estate
- Fixed and variable rates



General Guidelines

Loan Size	$100,000 - $2.5 million
Loan Terms	30-year fixed | 5-year ARM
Amortization	15, 25, 30
Loan Purpose	Purchase, Cash-Out, R/T Refi
Max LTV	Purchase: 80% | Refi: 75%
Min FICO	650
Min DSCR	Investor: 1.15x | Owner-Occupied: 1.2x Global
Prepayment Fee Options	5% for 10, 7, 5, or 3 years 5-year declining (5, 4, 3, 2, 1)
UW Methodology	Investor: Property DSCR Owner-Occupied: Global DSCR
Rates	8% to 12% (rates may vary at any time)

Eligibility

Borrower: Individual or business entity

Eligible property types: Multifamily, Mixed-Use, Retail, Office, Light Industrial, Automotive, Mobile Home Park, Warehouse, Self-Storage, Restaurant/Bar, Daycare Center

No rural properties

Stabilized properties only (75% occupancy with no rehab or deferred maintenance)

Long-term financing only (no short term/bridge)

Eligible states: All except ID, HI, MI, MT, ND, NV, SD, VT, WV, WY

Population Requirements: Top 300 MSAs

FEES

Appraisal and due diligence fee

Origination	1% to 3%
Standard	Insurance, Title of Insurance, Legal, processing, etc.