

# Guild Mortgage is your answer to the "No Flipping" Rule.



## *Scenario:*

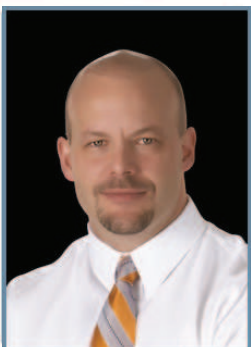
*Investors can purchase a home on the courthouse steps using a hard money lender. The home is purchased and the hard money lender liens the property.*

*Our product allows the new owner to complete a rate and term refinance to pay the hard money loan off immediately.*

*No seasoning!*

- **Use Appraised Value immediately.** We do not require borrowers to use Purchase Price.
- **Borrowers can have up to TEN financed properties.** We only count 1-4 unit residential financed properties.
- **Up To 75% LTV/CLTV ...** borrowers with UP to FOUR financed properties
- **UP TO 70% LTV/CLTV ...** borrowers with MORE than FOUR financed properties.
- **Mid Score 620** for borrowers with UP to FOUR financed properties
- **Mid Score 720** for borrowers with more than FOUR financed properties.
- **Maximum number of properties financed is TEN.**
- **Home must be in lendable condition.** Cost of repairs cannot be included in rate & term loan.
- **Cash Out allowed to** reimburse homeowner that used their own cash to purchase property within last six months. The new loan can reimburse the borrower for cost of home plus fees for new loan.

Company NMLS# 3274. To check the license status: <http://www.dora.state.co.us/library/databases3.htm>



Please call me with any questions.

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