

## Frequently Asked Questions

**Q.** What States do you loan in?

**A.** :California, Colorado, Connecticut, Florida, Georgia, Illinois, Maryland, Michigan, Missouri, New York, New Jersey, Ohio, Oregon, Pennsylvania, South Carolina, Tennessee, Texas, Washington, Virginia and West Virginia

**Q.** How does the 90%-100% loan works?

**A.** Please take a few minutes to view the video [“How It Works”](#) .

**Q.** I am looking to do some deals in Oregon and they may be in what some call rural areas is this something you can do?

**A.** So long as property value can be derived with our AV system the deal can be obtained via property address.

**Q.** What is AVS?

**A.** AVS is our Automated Valuation System which has the capability of quickly assessing property value throughout all the States we currently loan in. We don't rely on traditional appraisals because to the taunted property values stemming from our unstable property value markets after economy crash.

**Q.** Is there a such thing as a zero cash out of pocket hard-money deal?

**A.** There's always closing costs in the hard money deals we provide, in which are fees and charges initiated by lenders, title or closing attorneys, Insurance title companies...e.g. ( with costs varies)

**Q.** How does the rehab portion of the hard money work?

**A.** Although rehab funds are not released at closing, the draw process is not as cumbersome as with most lenders. Generally, we require at minimum 2 repair inspections throughout the rehab process, but at no extra cost to the borrower. Once a portion of work has been completed and the borrower wishes to be reimbursed for the cost of materials and labor, he or she can take a before/after photograph or video of the completed work and submit a draw request. Although a possible field review may unexpectedly take place if flags are raised. Also, there is a template for the scope of work that would need to be submitted along with a completed loan file process.

**Q.** How are interest loan rates determined?

**A.** Loan interest rates are determined by several factors such as (e.g. fico score, number of investment properties closed, and property valuations.)

**Q.** Do you have to have good credit to get a hard money loan?

**A.** Although, we require to learn your fico score, and we accept fico scores down to 500 it primarily used as part of the determining loan interest rate factor.

**Q.** What is the minimum loan amount you will do on a hard money deal?

**A.** Our minimum loan amount is \$75,000.