



# FIX & FLIP

## FLEXIBLE FINANCING FOR SINGLE-FAMILY REHAB PROPERTIES

**Our Fix & Flip loans provide flexible financing for single-family rehab properties.** With high leverage, low fees, and common-sense underwriting, we help flippers push past the paperwork and get to work on their next big investment.

Property Type	Single Family Residential 1 to 4 Units
Purpose	Acquisition or Refinance
Lending Area	AL, CO, CT, DC, DE, FL, GA, IL, IN, KS, KY, LA, MD, MO, MS, NC, NE, NJ, OH, OK, PA, SC, TN, TX, UT, VA, WA, WI, WV
Exit Strategy	Sale or refinance
Maximum LTC	Up to 90% of total deal costs
Maximum LTV	Up to 70%
Interest Rate	From 9.49%
Loan Term	6 to 12 months (no pre-payment penalty) Up to 6 month extension option
Appraisal & Inspection Fees	From \$695 (paid upfront, pass-through cost)
Loan Origination Points	From 1.5%
Processing & Underwriting Fee	From \$995 (paid at settlement)
Interest Reserves	Up to 6 months
Draw Inspection Fees	From \$150

### WHY CHOOSE **DLP LENDING** FOR YOUR NEXT DEAL?



#### **FAST FUNDING**

We get your deal done fast with a 5-day closing option



#### **RELIABLE FINANCING**

We retain full discretionary control over our capital



#### **FLEXIBLE UNDERWRITING**

We take a holistic approach beyond just credit

Grow Your Wealth with **Your** Direct Lending Partner

**1-484-285-8830** | [info@dlplending.com](mailto:info@dlplending.com)

APPLY ONLINE TODAY AT **DLPLENDING.COM**