



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.

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|-------------------------------|--|
| 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

Brion Yarnell | **610-421-4610** | brion@dlpre.com

APPLY ONLINE TODAY AT [DLPLENDING.COM](https://www.dplending.com)