



New & Revised  
**FIX & FLIP SPECIAL**

Short Term - No Pre Pay - No Minimum Interest

Submission Requirements:

- CALIFORNIA ONLY
- 1003
- Credit Report
- Accepted Purchase Agreement (if a purchase)
- Detailed bid for rehab
- Color photos of inside and outside of house.

Term:

- 6 months – with 12 month term available case by case.
- Max LTP – 70% of purchase price.
- Flipper must show the ability to service debt unless there is an I/R (Interest Reserve).
- Flipper must show the ability to complete rehab.
- Flipper must have proof of past projects if LTP is over 60%.
- ★ Appraised value must come in 15% above purchase price if down payment is less than 40%.
- Commuter neighborhoods max LTP IS 65%.
- Rehab must be done in 90 days – exception for 120 days case by case.



<u>FICO</u>	<u>LTV</u>	<u>Rate/Cost</u>
700 Fico	40% LTP	10.99% - 2.00 Points
	50% LTP	11.50% - 2.50 Points
	60% LTP	11.99% - 3.00 Points
	★ 70% LTP	12.50% - 4.00 Points
650 Fico	40% LTP	11.25% - 2.25 Points
	50% LTP	11.75% - 2.75 Points
	60% LTP	12.50% - 3.25 Points
	★ 70% LTP	12.99% - 4.50 Points
600 Fico	40% LTP	11.50% - 2.50 Points
	50% LTP	11.99% - 2.75 Points
	60% LTP	12.50% - 3.25 Points
	★ 70% LTP	13.99% - 5.00 Points
550 Fico	40% LTP	11.75% - 2.50 Points
	50% LTP	12.25% - 3.00 Points
	55% LTP	12.75% - 3.50 Points
	★ 60% LTP	13.99% - 5.00 Points
500+ Fico	40% LTP	12.99% - 3.00 Points
	50% LTP	13.50% - 3.75 Points
	★ 60% LTP	13.99% - 5.00 Points

Athas Capital Group (877) 877-1477 - [www.athascapital.com](http://www.athascapital.com)



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