

# Rehab Financing Made Easy

**Sphynx Financial** is here to provide financing solutions to help you achieve the level of returns you need from your property investments. We have **4 real estate investment options** available from **85% - 100%**!

- No interest payments for 6 months
- No Prepayment penalty ever
- Two-week closings
- Fast Rehab Funds

<b>PROPERTY TYPE</b>	Residential 1 - 4 Family investor properties. Larger properties considered on a case by case basis.
<b>LIEN POSITION</b>	First mortgage only.
<b>STANDARD TERM</b>	6 months with monthly extensions up to 12 months.
<b>ADVANCE RATE</b>	Up to 100% of the total project costs, subject to 65% of the After-Repaired-Value. Reserve account applies.
<b>RENOVATION FUNDS</b>	Renovation funds are usually advanced in one to three draws, and wired directly to your account. Rehab portion of the loan typically not to exceed 100% of acquisition cost unless otherwise approved.
<b>CLOSING COSTS</b>	Up to \$1200 of closing costs (i.e. title insurance, recording fees, etc.) can be financed as part of the loan proceeds.
<b>GUARANTEE</b>	Personal guarantee required.
<b>QUALIFYING DOCUMENTS</b>	Investor Assessment Form
<b>LOAN DOCUMENTATION (For Each Loan)</b>	Purchase Agreement Summary of Rehab Work to be Completed After-Repair-Value Appraisal (Obtained by Lender) Title Policy (Obtained by Lender) Brookview Deal Submission Form Pictures of Rehab Property Home Inspection 3 months of Bank Statements 2 years of Tax Returns 3 Most Recent Paystubs Signed 4506-T
<b>QUICK FUNDING</b>	Once a borrower has been approved, funding of individual transactions is quick. No need to reapply for subsequent transactions.

