



Lakeside Financial, Inc.

Private Real Estate Loans Fast!

Wholesale Rate Sheet

****NO FICO REQUIRED****

CLTV	Rate*
Up to 65% *	12.00% Fixed

CLTV's Above 65% case by case
 *Above rates and CLTVs are for owner occupied, non-default, non-bk only. See adjustment table for additional scenarios.

Adjustments* BK or NOD**	Rate
	+2
Condition <Avg	+2
Non O/O	+1
Stated Income	+1.0
Units (2+)	+1
Yr Blt < 1954	+1

Up to three adjustments, max rate 15.9%. More than three adjustments will be evaluated on a case-by-case basis
 **BK or NOD within last 12 months

Underwriting Guidelines: We will reinstate NOD's with our loan. DTI: 55% after bills are paid with loan.

Lender Fees: Loan Amount:
 \$30,000 to \$40,000....\$3,900
 \$40,001 to \$50,000....\$4,900
 \$50,001 to \$90,000....\$5,900
 \$90,001 up..... 7%
 (+ closing costs)

If you need special pricing please call.

Broker Fees: May charge up to \$4,000 per loan – rate is always at par. Loans over \$100K can charge up to \$7,000. (Include with your Submission.
(Combined Lender & Broker points cannot exceed 15 to borrower.)

Fast Funding: Most loans fund within 7 days of a completed application.

Loan Amounts: \$30,000 to \$150,000

Loan Types: 1st's, 2nd's, 3rd's & HELOCS (Revolving Line of Credit)

Terms: 7 year interest only payments.

Types of Property: SFR (1-4), Condos, 5+Units & Commercial.
 Owner or Non-Owner Occupied

Line of Credit: Loans require a reserve of 20% of the loan amount. Borrower may draw on reserve 30 days after closing.

Hot Items:

- ⇒ **Foreclosure OK, Bankruptcy OK**
- ⇒ **NO Prepays on Any Loans**
- ⇒ **NO Appraisals (subject to location)**
- ⇒ **FAST FUNDINGS**

Easy loan submissions:

- 1003, Credit Report (tri-merge), Current Mortgage Info, Loan submission form.
- Either Fax the info or Calyx Point Users can email the Point file with Credit Report.

“We fund loans with our own money that Subprime lenders would not make. Loans are based primarily on equity in the property, rather than the borrower’s credit or income.”

Call your NO FICO SPECIALIST for any questions:

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