



# Lakeside Financial, Inc.

## Private Real Estate Loans Fast!

### Wholesale Rate Sheet

**\*\*NO FICO REQUIRED\*\***

<b>CLTV</b>	<b>Rate*</b>
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.

<b>Adjustments*</b>	<b>Rate</b>
BK or NOD**	+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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