



Spinnaker Loans, Inc.
Private Capital for Investors

Loan Programs

Non-Owner Occupy | Investment Purpose Only

Loan Program	Basic	100% Financing	Long Term*	Commercial Property*
Term	24 Months	12 Months	30 Years	30 Years
Loan Amounts	\$30,000 - \$400,000	\$30,000 - \$400,000	\$75,000 - \$750,000	\$100,000 - \$5,000,000
Rate	7.99% - 9.99% Fixed	11.99% Fixed	*6.99%	*7.99% Fixed for first 3 years, then adjustable
Amortization	15 Year Amortized 24 Month Balloon	15 Year Amortized 9 Month Balloon	30 Years Fully Amortized	30 Years Fully Amortized
Prepayment Penalty	None	None	3 Years	3 Years
Loan to Value	Up to 65% of ARV / Up to 90% Loan to Purchase	Up to 72% ARV	**80% Loan to Purchase	70-75% LTV
Origination Points	2 Points (\$2,000 Min)	3 Points (\$2,000 Min)	2 Points (\$2,000 Min)	3 Points
Fees	\$1,700	\$1,700 plus GAP Fee	\$1,850 plus Appraisal	\$1,995 plus Appraisal
Appraisal	No	No	Yes	Yes
Entities + IRAs	Yes	Yes	Yes	Yes

Please call us for properties that are non-residential, land, manufactured, mobile home or properties outside urban areas. We lend on those properties however programs may vary.

*Minimum credit score is 750 to qualify for rate shown above, lower credit receives higher rate. Buydown of rate is an option.

**80% Loan to Purchase Money, 75% for Refinance. In all cases there is a DSCR requirement of 1.35x.

These are our general programs, all rates, programs and pricing are subject to changes at any time without notice.

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