



Spinnaker Loans, Inc.
Private Capital for Investors

Loan Programs

Non-Owner Occupy | Investment Purpose Only

Loan Program	Low Rate*	Basic	100% Financing	2 nd TD **	Long Term***	Commercial Property****
Term	24 Months	24 Months	12 Months	12 Months	30 Years	30 Years
Loan Amounts	\$50,000 - \$400,000	\$30,000 - \$400,000	\$30,000 - \$400,000	\$20,000 - \$100,000	\$50,000 - \$750,000	\$100,000 - \$5,000,000
Rate	*7.99% Fixed	7.99% - 9.99% Fixed	11.99% Fixed	11.99% - 12.99%	**6.99%	***7.49% Fixed for first 3 years, then adjustable
Amortization	15 Year Amortized 24 Month Balloon	15 Year Amortized 24 Month Balloon	15 Year Amortized 12 Month Balloon	15 Year Amortized 12 Month Balloon	30 Years Fully Amortized	30 Years Fully Amortized
Prepayment Penalty	None	None	None	None	3 Years	3 Years
Loan to Value	Up to 65% of ARV / Up to 90% LTP / Up to 75% of "As-Is"	Up to 65% of ARV / Up to 90% Loan to Purchase	Up to 72% ARV	Up to 65% CLTV	**80% Loan to Purchase	Up to 75% LTV
Origination Points	1.5 Points (\$2,000 Min)	2 Points (\$2,000 Min)	3 Points (\$2,000 Min)	3 Points (\$2,000 Min)	2 Points (\$2,000 Min)	3 Points
Fees	\$800 plus Appraisal	\$1,700	\$1,700 plus GAP Fee	\$1,700	\$1,850 plus Appraisal	\$1,995 plus Appraisal
Appraisal	Yes \$185 Upfront Fee	No	No	No	Yes	Yes
Entities + IRAs	Entities Yes IRAs No	Yes	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 middle credit score is 600.

**All 2nd's will be considered on a case-by-case. We must review and approve the terms of the 1st. Must be current on the 1st.

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

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

These are our general programs, all rates, programs and pricing are subject to changes at any time without notice. Rev 9/6/17.

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