



**Spinnaker Loans, Inc.**  
Private Capital for Investors

## Loan Programs

Non-Owner Occupy | Investment Purpose Only

Loan Program	6.99% rate	Basic	100% Financing <sup>2</sup>	2 <sup>nd</sup> TD <sup>2</sup>	Rental Long Term <sup>3</sup>	Commercial Property <sup>4</sup>
<b>Term</b>	6 Months	12 Months	12 Months	12 Months	30 Years	30 Years
<b>Loan Amounts</b>	\$80,000 - \$600,000	\$80,000 - \$600,000	\$100,000 - \$600,000	\$20,000 - \$100,000	\$80,000 - \$2,000,000	\$100,000 - \$5,000,000
<b>Rate</b>	6.99%	7.99% - 9.99%	11.99% (combined)	12.99%	Fixed rate Starting @ 5.375% <sup>3</sup>	7.49% - 9.99% Fixed for first 3 years, then adjustable <sup>4</sup>
<b>Amortization</b>	INTEREST ONLY 6 Month Balloon	INTEREST ONLY 12 Month Balloon	INTEREST ONLY 12 Month Balloon	10 Year Amortized 12 Month Balloon	30 Years Fully Amortized <sup>3</sup>	24 month I/O 30 Years Fully Amortized
<b>Prepayment Penalty</b>	None	None	None	None	3 Years	3 Years
<b>Loan to Value</b>	Up to: 50% of ARV 75% LTP 55% LTV as is	Up to: 70% of ARV 90% LTP 75% LTV as is	Up to: 75% ARV	Up to: 60% CLTARV 80% LTP 65% CLTV as is	Up to: 80% CLTV 85% LTP or 90% PDTI	Up to: 70% LTV 70% LTP
<b>Origination Points</b>	2 Points (\$2,000 Min)	2 Points (\$2,000 Min)	3 Points (\$3,000 Min)	4 Points (\$3,000 Min)	Starting at 2 Points (\$2,000 Min)	3 Points
<b>Fees</b>	\$990	\$990	\$1,500 plus GAP Fee	\$990	\$1,750	\$1,995
<b>Appraisal</b>	BPO @ \$215 Upfront Fee	BPO @ \$215 Upfront Fee	BPO @ \$215 Upfront Fee	BPO @ \$215 Upfront Fee	Appraisal \$600 Upfront Fee	Yes, TBD Upfront Fee

LTVs and rates are subject to review of property condition, location, and borrower experience. Property must be in Central or Southern California and in urban neighborhood. Information on this flyer applies to loans starting at \$80,000 or above, different terms apply for lower amount loans. Minimum middle credit score must be at least 650. Refis and cash-out refis may require lower LTV or not qualify. Programs are for SFRs. Mobile homes are case by case.

<sup>2</sup> 100% loans and 2<sup>nd</sup>'s will be considered on a case-by-case. We must review and approve the terms of the 1<sup>st</sup>. Must be current on the 1<sup>st</sup>.

<sup>3</sup> 80% Purchase Money Loan, 70% Refinance. Personal no cash out refi. Rate depends on cash out, refi, track record, LTV, FICO, rent. Property taxes and hazard insurance must be impounded. Must be rented or rent ready, no repairs of more than \$5,000, no condos, no mobile homes.

<sup>4</sup> Minimum middle credit score is 750 to qualify for rate shown above, lower credit receives higher rate. Buydown of rate is an option.

Escrow and title always required. These are general programs, all rates, programs and pricing are subject to changes at any time without notice.

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**Spinnaker Loans, Inc. | CalBRE Broker # 01883601**  
**123 E 9<sup>th</sup> St #301 | Upland CA 91786 | P. 909.563.8612 Ext 105 | F. 901.234.6560**  
**www.spinnakerloans.com | loans@spinnakerloans.com**