

PRIVATE LENDING

As a privately-backed lender, Crawford Park Financial has the flexibility to evaluate loan requests that may not be eligible for traditional loan programs and to base decision on the merits of the loan package. Crawford Park Financial's lending model is focused on speed, integrity, and trust.



Rates & Points	12 Month Term	12 Month Term	13-60 Month Term	13-60 Months
Property Type	Rate	Points	Rate	Points
Non-Owner Occupied	10%-12%	\$4,000 min. or 4 pts.	10%-12.99%	\$4,000 min. or 4 pts.

2nd Lien typically not available. However, CPF may consider for high-end property. Exception made on case-by-case basis.

Loan Criteria

Loan Size	Minimum loan amount of \$50,000; maximum loan amount of \$3,000,000 (some exceptions available)
Deed of Trust Priority	1 st lien position only
Loan Terms	12 to 60 month terms subject to program guidelines, interest only
Loan-to-Value (LTV)	60% maximum LTV based on appraised property value
Eligible Property	Single family residences, eligible condos, 2 to 4 unit properties, PUDs, parceled lots with utilities, (cross-collateralization considered), multifamily properties, commercial properties
Ineligible Property	Manufactured homes, raw land, WIP construction, new construction, owner occupied
Occupancy	Non-owner occupied
Compliance	Must pass applicable federal, state, and local regulations
Valuation	Appraisal from a Crawford Park Financial approved appraiser
Prepayment Penalty	1 year (some exception available)
Geographic Restrictions	California only
Exit Strategy	Borrower must have defined exit strategy

1st Trust Deeds

Wholesale Rate Sheet (S. California Metro) Effective May 1, 2010

Credit	Rate	PPP	SFR Loan	Income	Max DTI
480+	12.00%	1-2 Yr.	5 Yr. IO	Must Prove Ability to Repay	55.00%

Fees

Underwriting	\$1,500
Loan Origination	3.5 – 5.0 pts. (Loan Size)

Borrower Criteria

Income and Assets

Credit Requirements	No minimum FICO score	Debt-to-Income (DTI)	Borrower's DTI ratio must be less than 55%
Eligible Borrowers	Individuals, trusts, LLCs, foreign, nations, self employed	Assets / Reserves	3 months, interest, taxes and insurance in reserves; cash out proceeds may be used for reserves
Insurance Requirement	1 year paid in advance	Income	Employed: W-2s, 3 mo. pay stubs. Self-Employed: 3 mo. Bank statements, 2 yrs. Tax returns
Payment history	FCs, defaults or Bks okay	Employment	Must be verifiable through third party, if applicable
Judgments, Lien, etc.	Adverse accounts affecting title must be paid off; collection, charge-offs or judgments not affecting title may be required to be paid off at CPF's discretion	Document Types	Full doc; Borrower must show reserves and ability to repay.

Crawford Park Financial does not offer High Cost or Section 32 loans. All loans are in compliance with HUD and RESPA rules. Licensed by the California Dept. of Real Estate #1835807. Rates, comparisons, fees, and programs are subject to change at any time without notice. Information is intended for mortgage professionals only and not for distribution to consumers.



MARK CRAWFORD
mcrawford@cpf1.com
O) 310-273-3333
F) 310-273-1195
9301 Wilshire Blvd., #506
Beverly Hills, CA 90210

www.CFP1.com

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