



# LOCAL. PRIVATE. TRUSTED.

## IT'S REALLY EASY. LET'S GO OVER THE BASICS OF THE LENDING PROCESS:

- CONTACT US SO WE CAN LEARN ABOUT YOU.** We want know what type of investment you are looking to acquire, your experience level, and financial picture. We can explain our fee structure to you as well at this time.
- SUBMIT AN OFFER.** We will provide you a Pre-Approval Letter to include with your offer upon request. We also have a licensed real estate agent in-house that can draft the offer if needed.
- GET YOUR OFFER ACCEPTED.** Apply online at with our Loan Application and upload your executed offer, scope of work, and other documentation if applicable. You may also fax to 414-751-8341 or email to [sarah@fstreetgroup.com](mailto:sarah@fstreetgroup.com).
- DETERMINE THE LOAN AMOUNT.** If you would like to include repair costs with the loan, we will need to see a scope of work and repair estimate. We look at the purchase price and repair estimate to determine your loan amount. We like the loan-to-value (LTV) amount not to exceed 65% after-repair-value (ARV).
- ORDER TITLE COMMITMENT.** We order the loan policy through Land Title, who will coordinate with seller's choice title company, as long as they are local. Once we receive title commitment letter insuring property is clear from all liens and encumbrances, we can close within 3 days.
- ORDER PROPERTY INSURANCE.** We ask that you request the insurance agent to place our company, F Street Investments LLC, mortgagee. Please provide proof of insurance, along with paid receipt of permium, prior to closing.
- CLOSE THE DEAL.** We provide our mortgage documents to the title company for you to sign at closing. We fund the purchase and set aside money for repairs in an escrow account that you make withdrawals from. Be prepared for closing costs to be right around \$1,900 as well as origination fees (5-10 points).
- COMPLETE REPAIRS.** We will fund \$3,000 out of your repair escrow upon closing to start repair work. After that, you will complete a repair draw request online, based on completed work. There is a \$200 fee per draw. Once we receive your request, we will contact you to schedule an inspection of the completed work based on your scope and provide funding within 24-48 hours.
- PAY YOUR MONTHLY INTEREST AND PROPERTY TAX ESCROW PAYMENTS.** We will email you a monthly invoice which includes 15% interest-only payment with tax escrow. We setup direct debit of your bank account on your preferred date, between the 1st and 10th of each month based on the loan term.
- REQUEST PAYOFF OF YOUR LOAN.** At some point, you will be responsible for paying off this short-term loan, either by refinancing the property with another lender or reselling to an end-buyer. We offer a 6-month loan term, with an option to extend the loan up to an additional year after the first 6 months (with refinance fees). There is no prepayment penalty. We will credit you for any property tax escrow held on the payoff.
- CLOSE YOUR LOAN.** We will provide your lender or title company your payoff request and wire instructions to pay off your loan. Once we receive your payment and it has cleared, we will record a Satisfaction of Mortgage and the lien will be removed.