



ANGULUS LENDING OPPORTUNITIES FUND, LP

Loan Products (Updated for COVID-19)

July 2020

Residential Acquisition, Bridge, Refi, Cash Out, and Fix and Flip Loans

Rehab Construction Financing

Loan Type	Interest Only
Minimum Loan Amount	\$150,000
Maximum Loan Amount	\$2,000,000
Rates	9% to 12%
Origination Fees	1% to 3%
Time to Close	1 to 3 weeks
Maximum Loan to Value	70%
Maximum Loan to Purchase Price	75%
Recourse	Yes
Minimum Personal FICO	700
Maximum Term	12 Months
Lien Position	First
Junior Financing Allowed	No
Current Markets	AZ, CA
Subject Property Types	Single Family Residential and 1-4 Unit Rentals
Non-Owner Occupied	Required
Track Record	3+ Deals Completed Successfully

Loan Type	Interest Only
Minimum Loan Amount	\$250,000
Maximum Loan Amount	\$2,000,000
Rates	9% to 12%
Origination Fees	1% to 3%
Time to Close	2 to 3 weeks
Maximum Loan to Value	75%
Maximum Loan to After Repair Value (LTARV)	60%
Recourse	Yes
Minimum Personal FICO	700
Maximum Term	12 Months
Lien Position	First
Junior Financing Allowed	No
Current Markets	CA
Subject Property Types	Single Family Residential; No New Construction or Ground Up
Non-Owner Occupied	Required
Track Record	5+ Deals Completed Successfully

Underwriting Requirements

- Uniform Residential Loan Application 1003
- Company formation docs / good standing docs
- Historical bank statements for entity and guarantor
- Credit Report / FICO score for borrower/guarantor(s)
- Proof of Insurance with Replacement Cost
- Appraisal Required
- As-Is and ARV Appraisal for All Construction
- Rural properties not considered – Must be located within an MSA with a minimum of 50,000 residents