

COMMERCIAL FUNDING NETWORK, INC.

Lite Doc Commercial Real Estate Mortgage Program for amounts up to \$400,000

(For requests over \$400k, ask us about full-doc programs)



Eligible Income Producing Property Types:

- Multi Family
- Mixed use (1 commercial plus 1-4 unit residential)
- Retail Store
- Professional Office
- Garage / Automotive

Limited Documentation mortgage loans are based on the net income generated from the property. We start by reviewing the past two years of property income and expense. Once we establish the property's annual net income, we then calculate how much is available for annual mortgage payments (ask us about *DSCR*)



Limited Documentation Program Highlights

Loan amount range from \$100,000 to \$400,000

Loan to value percentage based on property type and credit risk; up to 70%

Cash Out to borrower based on owner credit rating ; up to \$150,000

FICO credit scores 600+ eligible

Appraisal will include both sales and income approaches to establish two method valuation

Owner occupied and investor properties are eligible

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<http://www.commercialfundingnetwork.com>