

## What is a Hard Money Loan?

Hard Money Loans do not follow standard lending guidelines in terms of credit, income and asset requirements. These loans are used for borrowers or properties that do not fit into traditional lending guidelines. The overall picture of the loan is taken into consideration rather than an underwriting model based on specific credit scores, loan to values and debt to income requirements. Hard Money provides fast financing on virtually any type of property. Your Hard Money Loan will typically close and fund within 10 business days. Rate and down payment requirements are much higher on Hard Money Loans due to the increased risk.



## HOW DO I QUALIFY?

- Up to 70% Total Loan to Value
- No minimum credit score, however your credit profile is reviewed to determine your credit worthy ness, ability to repay and risk grade for the loan terms
- Must provide proof of Income and Assets, although a strict debt to income ratio is not required. Rather we assess an ability to repay
- Owner Occupied, Second Homes and Investment Property
- HARD MONEY LOANS ARE A HIGH COST HOME LOAN, PLEASE SEEK LEGAL COUNSEL TO ENSURE THIS IS RIGHT FOR YOU

## HARD MONEY LOAN DETAILS

- Up to 70% LTV, but 60% to 65% is common
- 8-15% Interest Rate
- 3-7 Points
- Available with or with out Prepayment Features
- Available with or with out Balloons
- Rates are typically fixed for a set term and then become adjustable
- Typically a 30 year amortization
- All rates and terms vary based on each specific loan request

**REAL** LOANS  
PEOPLE  
ESTATE

## HOW DO I APPLY?

Call us at 888-681-0777

or

Apply On-Line at [www.CliftonServices.com](http://www.CliftonServices.com)

or

Email us at [Mortgages@CliftonServices.com](mailto:Mortgages@CliftonServices.com)



[WWW.CLIFTONSERVICES.COM](http://WWW.CLIFTONSERVICES.COM)

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CO Disclosure: Check the license status of your mortgage loan originator at <http://www.dora.state.co.us/real-estate/index.htm>

