



WJM 7 SMALL BALANCE COMMERCIAL STATED

- Loan Amounts: \$100,000- \$3,000,000
- Property Types: multifamily (5+ units), mixed-use, office, retail, warehouse, self-storage, mobile home parks
- Loan Purpose: Purchase| Refinance| Refinance Cash Out
- Initial Fixed Rates: 3, 5 & 10 year options
- Term: 30 year fully amortizing
- Rates: Starting as low as 7.5%
- Loan to Value: 75%
- Minimum Fico: 650
- Prepayment: Equal to fixed rate period
- Population requirement 100,000 OR 25,000 within 25 miles

To Submit:

1. Application 1003 or WJM 7 application
2. Borrower Consent Form
3. Current Credit Report (no later than 30 days)
4. Photos Property, interior and exterior
5. Current 2 years taxes on entity and or extension w/ personal financial statement
6. Rent Roll

Basic Underwriting Guidelines

- *42 states...Exceptions: Alaska, Hawaii, Michigan, Ohio, Arizona, Vermont, S Dakota, West Virginia..
- No construction, rehab, seller assists, unique property types, bankruptcies, foreclosures
- No junk fees (borrower pays for appraisal)
- Term sheet issued within 48-72hrs of full file submission with 30-45 days close

For more information please contact: William John McCloskey 302-295-5079.



**NEW REGIONAL
AAA MULTIFAMILY PRODUCT***

- Apartment Buildings 5 units and up
- Apartment Building 7 units and up in NJ
- Mixed-Use (on exception) properties \$3 MM to \$7.5MM

Rates: Starting in the 5's

Recourse: Full and Partial Options

Loan Amounts: \$1.5 to \$7.5 MM

LTV: Up to 80%

Terms: 30 yr. Amortization available

**Only in available in: NY, NJ, PA, MD and DE*