1. Permanent Financing - We need the borrower application, principal form, PFS and completed data tape.

2. Lines of Credit - We need the borrower application, principal form, PFS and track record completed.

3. If individual portfolio manager – POF/PFS exhibiting $500k+ liquidity.\* If S Corp, C Corp, LLC, LLP, other entity supply operating agreement and financials exhibiting $500k+ liquidity.\*

For acquiring, rehabbing, and growing portfolios

Rates from 8.0%

Up to 80% of purchase price

12-24 months term

$500k to $100 million

Time to close 30 days +/- (LOC commitment 3-5 days +/-)

USA properties only

NOT so much FICO driven as experience of client

2 lender points on the credit facility

1 lender point on a perm

2 broker points up to $50m LOC and perm

1 broker point $50m+ LOC and perm

Broker fee paid at 1st draw based upon initial credit line amount, and at incremental increases for agreement term, up to $100m

Must be $500k liquid via assets, cash, etc\*

\*Liquidity is not net worth. Encumbered properties are not liquid.

Submit documents to submit@michaellewisgroup.com or send us a drop box link via email for all completed documents.

Landlord loans:

We need the borrower application, principal form,PFS and data tape completed.

Landlord Loans

For Leveraging rented, stabilized portfolios

Competitive rate

Advance rate: Up to 75% of purchase price

Term: 5 years

$500k to $100 million

4-6 weeks close (commitment much quicker)

USA properties only

Submit documents to submit@michaellewisgroup.com or send us a drop box link via email for all completed documents.