



WE OFFER A SUITE OF **RENTAL FINANCING**

FLEXIBLE UNDERWRITING | IN-HOUSE SERVICING | RELIABLE EXECUTION

RENTAL LOAN PROGRAMS

SINGLE FAMILY RENTALS

Acquiring or refinancing a single property for a DSCR investment strategy.

- No maximum loan amount or unit count
- 5, 10, and 30-year options
- Flexible prepayment options

RENTAL PORTFOLIOS:

Growing, consolidating, or refinancing multiple properties within or across states.

- 30-year fixed rate, 5/1 and 10/1 ARMs, or I/O Balloons
- Up to 80% LTV on purchase and refinance
- Up to 75% LTV on cash-out refinance

SHORT TERM RENTALS:

AirBnB, VRBOs, and more - vacation rental financing for a DSCR strategy.

- Multiple structure options available
- 5, 10, and 30-year options
- Purchase, cash-out, or refinance

WHY CHOOSE FINANCING FROM LIMA ONE?

- In House Underwriting
- Deal flexibility
- Fast closings and reliable execution
- Lending across 46 states

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www.limaone.com

NMLS #1324403

RENTAL FINANCING DETAILS:

	Rental30®	Rental30® PREMIER	SHORT-TERM RENTAL
Property Details			
Purpose	Long-term rental property loan, purchase, or refi. For one property or small portfolios (<\$1.5M)	Long-term rental property loan, purchase, or refi. For portfolios of 5+ doors, \$500K minimum loan	Financing of short-term rentals with irregular cash flow
Property Type	Single family, 2-9 units, townhomes, condos. All non-owner occupied	Single family, 2-9 units, townhomes, condos. All non-owner occupied	Single family, 2-9 units, townhomes, condos. All non-owner occupied
DSCR Requirements	>1.20x	>1.5x	>1.5x
Loan Details			
Term	30-year fixed with full amortization. 5/1 ARM or 10/1 ARM with 30-year amortization. 5-year interest only with 25-year amortization	5-year or 10-year interest only balloon.	30-year fixed with full amortization. 5/1 ARM or 10/1 ARM with 30-year amortization. 5-year interest only with 25-year amortization
Origination Fee	As low as 1.00%+	As low as 1.00%+	As low as 1.00%+
Loan Amounts	\$50K to \$2.5M	\$500K-\$20M	\$50K to \$2.5M
Max LTC/LTV	Up to 80% Up to 75% Cashout	Up to 75%	Up to 75% purchase. Up to 70% cash out
Prepay Penalty	Declining point options. Varies based on selected terms. 3 months minimum interest on cash-out transactions	Declining points or yield maintenance options. Varies based on selected terms	Declining point options. Varies based on selected terms. 3 months minimum interest on cash-out transactions
Non- Recourse	Full recourse	Non-recourse, with standard bad-boy carveouts	Full recourse
Seasoning	6+ Months for full seasoning, 3-6 months for partial seasoning (lower leverage)	12+ Months for full seasoning, 6-12 months for partial seasoning (lower leverage)	6+ Months for full seasoning, 3-6 months for partial seasoning (lower leverage)

RENTAL FINANCING DETAILS:

	Rental30®	Rental30® PREMIER	SHORT-TERM RENTAL
Borrower Details			
Minimum FICO	620	620	700
Liquidity Required	> 6 months payments	> 9 months payments + Deposit	> 6 months payments
Net Worth	n/a	>25% of the loan amount	n/a
Foreign Nationals	Allowed with leverage reductions	Allowed with leverage reductions	Not allowed
Bankruptcy, Foreclosure, Short Sale, or Deed in Lieu	None in the past three years	None in the past three years	None in the past three years
Subordinate Debt	Not allowed	Not allowed	Not allowed

Rental30® & Rental30® PREMIER DOCUMENT DETAILS:

Rental30®:

LINE OF CREDIT SUBMISSIONS:

- Borrower & Primary Guarantor App
- Guarantor App (for all subsequent Guarantors)
- Line Term Sheet Quote (optional, but core data points must be provided)
- Track record
 - *Required for submission of lines w/ and w/o properties.*
- Liquidity (or get VOA approval)
- Entity docs (operating agreement, formation, COGS)
- ID

PROPERTY SUBMISSION:

- Property App (by product)
- Property Term Sheet Quote
- If purchase: Executed Purchase Contract
- Rent Roll (only for more than 1 property)
 - *Required before 3rds can be ordered*
- Property Management Questionnaire
- Lease agreements
 - *After 3rds*

Rental30® PREMIER:

PORTFOLIO SUBMISSIONS:

- Borrower & Primary Guarantor App + Guarantor App (for all subsequent Guarantors)
- Rent Roll
- Term Sheet Quote
 - *Required before submission and before any 3rds will be ordered*
- ID
- If purchase: Executed Purchase Contracts
- Liquidity
- Entity docs
- Property Management Questionnaire
- REO schedule
- Lease agreements
 - *Required before final underwrite*

Rental30®:

SEASONING RATE & LTV IMPLICATIONS PER PROPERTY:

SEASONING	CREDIT SCORE	REFI. LTV CAP	LTC CAP	RATE LLPA
< 3 Months	Foreign National	65%	65%	0.00%
	620-699	75%	75%	0.00%
	700+	80%	80%	0.00%
3-6 Months	Foreign National	65%	120%	0.30%
	620-699	75%	120%	0.30%
	700+	80%	120%	0.30%
> 6 Months	Foreign National	65%	n/a	0.00%
	620-699	75%	n/a	0.00%
	700+	80%	n/a	0.00%

*Seasoning Waived for LIC Internal FixNFlip and New Construction Refinances

Rental30® PREMIER:

SEASONING RATE & LTV IMPLICATIONS PER PROPERTY:

SEASONING	CREDIT SCORE	REFI. LTV CAP	LTC CAP	RATE LLPA
< 6 Months	660-699	70%	70%	0.00%
	700+	75%	75%	0.00%
6-12 Months	660-699	70%	n/a	0.30%
	700+	75%	n/a	0.30%

*Seasoning Waived for LIC Internal Refinances

**LET'S FINANCE YOUR
NEXT DEAL!**



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