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### ***Private Equity Loan Term Sheet – “Investor Loan”***

- THIS LOAN AMOUNT SHALL BE THE FIRST AND ONLY MORTGAGE LOAN ON THE REAL ESTATE AT THE TIME OF THE CLOSING AND SHALL REMAIN THE SENIOR MOST LIEN.
- THE TERM OF THE LOAN IS UP TO 24 MONTHS AND THERE IS NO PREPAYMENT PENALTY.
- THE INTEREST RATE IS 12%- 14% PER ANNUM PAYABLE IN MONTHLY INTEREST ONLY PAYMENTS
- 2% TO 3% OF THE LOAN IS DUE TO THE LENDER AT CLOSING “DISCOUNT POINTS”
- BUYER WILL BE REQUIRED TO KEEP PROPERTY INSURANCE, REAL ESTATE TAXES AND ASSOCIATION FEES (IF APPLICABLE) PAID AND CURRENT – THIS IS A NON-ESCROW LOAN.
- THIS LOAN IS AN INVESTOR LOAN. BORROWER CANNOT HOMESTEAD THE PROPERTY.
- THE MAXIMUM LTV IS 70%

BUYER CHARGES : Valuation fee - \$125 (residential), Doc Preparation - \$200, Wire fee \$20.00

All Recording Fees, Closing fees and charges as provided by the Borrower’s closing/ title company

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