

# Security National Capital

YOUR BRIDGE LOAN AND DIRECT LENDING SOURCE



4-Jan-10

## Bridge Loans \$500,000 - \$3,000,000 Fast Closing Interim Loans

LTV*	12 Month Term	Maximum Loan Amount	Prepayment Penalty
65%	10% to 11%	\$3,000,000	None

\* Higher LTV may be available for quality deals  
 Typical closing within 2 weeks, with full package (including appraisal)  
 12 month term with one 12 month extension for a fee  
 Minimum FICO 620  
 Interest only payment

2% origination fee  
 Fees: \$1,500 processing, \$1,000 Docs, \$1,500 Inspection  
 Ideal for 1031 or When your bank can't close in time  
 No rebate available  
 1st lien position only

**Nationwide; no rural areas for all programs**

**Acceptable property types:** Office, Medical/ Dental, Office Condo, Office-Warehouse, Mixed use Commercially Zoned, Retail, Multi-Family  
**No Land, Construction, C-Stores, Gas Stations, Hotels/ Motels, Restaurants, Bars, or Special-Use Properties**

## Investor \$500,000 - \$3,000,000

LTV*	5 Year Fixed	Term & Amortization	DSCR
60%	7.00%	20 Years	
Prepayment Penalty	5% declining 1% per year to a minimum of 1%		1.40x

**Full Doc and Full Recourse**  
 Reserves may be Required for LTV over 65%  
 10% principal prepayment may be allowed any rolling 12 months  
 Required Occupancy 90%

Available 1.00% YSP to broker, add 0.33% to rate  
 Fees: \$750 processing due at acceptance of loan commitment  
 No Rural Areas  
 \$2,500 admin due at closing, plus Appraisal and Environmental

**Acceptable property types:** Office, Office-Warehouse, Retail

**No Land, Construction, C-Stores, Gas Stations, Hotels/ Motels, Restaurants, Bars, or Special-Use Properties**

## SBA/Conventional Owner User \$500,000 - \$3,000,000

LTV*	Interest Rate	Prepay Penalty	Term & Amortization	DSCR
<b>Conventional: &gt;&gt;</b> 65%	6.50%	Declining 5%....1%	20 Years	1.25x
<b>SBA Program: &gt;&gt;</b> Up to 90%	Varied	Varies	Up to 30 years	Varies

**Full Doc and Full Recourse**  
 Owner Occupancy at least 51%  
 10% principal prepayment may be allowed any rolling 12 months

Must have been in business for a minimum of two years  
 Fees: \$750 processing due at acceptance of loan commitment  
 \$2,500 admin due at closing, plus Appraisal and Environmental

**Acceptable property types:** Office, Medical/ Dental, Office Condo, Warehouse, Mixed use Commercially Zoned, Retail

----- **For Questions about SNC's SBA program please call our SBA Account Manager's** -----

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## Multifamily (5+ units) \$1,000,000 - \$3,000,000

LTV*	5Yr Fixed/Arm	10 Yr Fixed	Amortization	DSCR
75%	6.50%	7.00%	25	1.3
Prepayment Penalty	5% declining 1% per year to a minimum of 1%			

**Full Doc and Full Recourse**  
 \*Refinance limited to 70% LTV  
 5 Yr Fixed/Arm is due in 10 years

Available 1.00% YSP to broker, add 0.33% to rate  
 Fees: \$3,000-\$5,000 application fee due at acceptance of LOI  
 Deposit for Appraisal and Environmental required

**Acceptable property types:** Multifamily 5 or more units, No rural areas

----- **For Questions about SNC's Conventional and Bridge Programs please call our Office Manager** -----

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For more information check out our website at :

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\*Rates and programs are subject to change without notice. This sheet is to be used solely by Licensed Real Estate professionals.