



VAL-CHRIS INVESTMENTS, INC.

SERVING CALIFORNIA'S PRIVATE MONEY
LENDING NEEDS SINCE 1975

California Stated Income 2nd Mtg Residential Niche Sheet 2025

Highlighted Estimated General Terms

100% Broker Protected: Protected on HUD and Loan Approval

Lending Area:	California Only
MSA Area: ANY SIZE	Metro, Suburban, (other (CBC) - No Dirt Roads Allowed)
Transaction Type:	Purchase & Refinance
FICO Minimum:	500+ (Under 500 Please Call)
Default Situations:	FC/Short sale/Forbearance/1 Day out of BK OK
Property Type Resid:	SFR, Condo, Townhome, 2-4 Units
Loan Type:	Residential
Land to House Ratio:	SFR on Acreage 20 to 1 sqft ratio, above 20 (CBC)
Trust Deed Positions:	1st & 2nd
Minimum Exposure:	\$250,000 2nd - Call for Loans Smaller (CBC)
Maximum Exposure:	\$10,000,000
Maximum 1st TD:	\$6,000,000 2nd No Smaller than 20% of 1st if \$1MM+
Occupancy Type:	Tenant or Vacant - Can be Negative Performing
Occupancy Type:	Owner Occ - Business Purpose Self-Employed Only
Maximum LTV / CLTV:	70% LTV/70% CLTV - Higher Leverage - Please Call
Collateral+ /Blankets:	Allowed for Increased CLTV (CBC)
Multiple Borrowers:	Allowed (CBC)
Maximum Cash Out:	\$5,000,000
No Title Seasoning:	None for Cash Out - We Can Use New Appraised Value
Interest Rates:	From 11.99%+ for Lowest Risk & Lower Leverage
Lender Origination	Starting at 2.50% - 3.50%
Customary Fees:	Title/Escrow, Prepaid Interest, 3rd Party Fees
Broker Origination:	Lender Will Match Above 3.0%
Pre-Paid Fees:	None - Borrower only pays for New Appraisal
Loan Length Terms:	3 Year Interest Only
Loan Extensions Avail:	Yes - 12 Month Extensions Available for Good Payers
No Requirement:	No Reserves Seasoning or Down Payment Seasoning
No Requirement:	No Proof of Down pymnt or DTI &/Or DSCR+ % Required
Income:	Stated Employment & Income, No 4506-T Ever
Reserves:	Stated Assets and Reserves, No VOD Ever
Purchase Gift Funds:	Can Gift all down but 15% Must Come from Buyer
Seller Carryback:	Can carryback all but 20% down Must Come from Buyer
Liens & Judgments:	If on title must be paid thru closing
Prepayment Penalty	Min. 6 Mos of Guaranteed Interest Only - 1st 6 Months
Prepayment Buydown	3 Months add 0.50% to Rate / NO PP Add 1% to Rate
Appraisal:	New Only & Must Be from our Approved Only List
Funding Time-Frame:	6 - 10 Days from Appraisal

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