

Tribune Funding

Your Partner in Commercial Finance

TribuneFunding.com

Loans@tribunefunding.com

(800) 425-2805



Tribune Funding
Commercial Lending



Conventional, Government and Non-QM Loan Options

Self Employed Borrowers

12/24 Month Bank Statement

- Perfect for self-employed borrowers
- Min. 3 months of reserves

1Y + 2Y P&L

- P&L reviewed by licensed CPA, CTEC registered preparer or IRS Enrolled Tax Agent
- Bank statement not required up to 70% LTV
- Loan amounts to \$2.5 million

1Y or 2Y Full Doc Non-QM

- Loans to \$4 million
- Min 3 months of reserves
- DTI up to 55% on owner occupied

ITIN / Foreign National Full Doc

- Borrowers don't need SSN
- No score or Fico 660
- Up to 75% CLTV
- Qualify foreign national borrowers with overseas income
- Loan amounts up to \$3 million
- Overseas assets allowed
- RON closing allowed
- Yes to Followers with VISAs
- Gift Funds allowed
- One bank reference letter ok

1099

- No score or Fico 620
- Up to 85% CLTV
- Sole proprietors or contract individuals
- 1099's for the last 1 year
- 1-year history with the same employer
- Gift funds allowed

Asset Utilization

- Perfect for people who may not easily show their sources of income, like self-employed, entrepreneurs, retirees, and those living off their investments. This allows them to use their personal assets as a means to qualify for a home mortgage.
- Loan amounts to \$4 million
- DTI up to 55%
- Cash-out to 80% LTV
- Qualifying assets / 60 months
- 100% of checking, savings, stocks, bonds, and 70% of retirement assets
- Gift funds are allowed
- 4 months of seasoning
- Min 3 months of reserves required

WVOE

- Loan solution for salaried borrowers with no tax returns.
- Bank statements not required up to 70% LTV
- Min. 3 months of reserves
- No tax returns are needed
- No score or Fico 620
- Up to 80% CLTV
- Verifies income through a Written Employer Verification (WVOE) form completed by a borrower's current employer, rather than relying on tax returns.
- Loans up to \$4 million
- Paystubs tax returns, 4506-C, or W-2's not required
- Bank statements to reflect deposits from employer supporting min 75% of gross income

Prime Jumbo

- Min 720 Fico
- Up to 80% CLTV
- Perfect for people seeking large home loans
- Loans to \$3.5 million
- DTI up to 50%
- No MI required
- Luxury properties
- Cash-out to 75% HCLTV
- No overlays for credit or tradelines
- Delayed financing is available for up to 180 days
- Gift funds are allowed
- Owner-occupied and second home properties
- 15 or 30 year options

Conventional Loans

- Min down payment 3%
- Loans to \$806,500
- 50% DTI max
- Up to 97% CLTV

Fannie Mae Home Ready

- Min down payment 3%
- Loans to \$806,500
- 50% DTI max
- Up to 97% CLTV

Freddie Mac Home Possible

- 620 Fico / Cancelable MI
- Loans to \$806,500
- 50% DTI max
- Up to 97% CLTV

Fannie Mae RefiNow

- Min down payment 3%
- 65% DTI max
- Up to 97% CLTV
- Owner occupied, 1-unit primary residence

FHA Standard

- 640 Fico
- Loans to \$524,225
- Up to 97.75% CLTV
- Low Down Payment

FHA High Balance

- Loans to \$1,209,750
- Up to 97.75% CLTV
- Owner occupied, 1-unit primary residence

FHA Streamlined Refinance

- 640 Fico
- Min. 6 payments on current FHA loan
- No appraisal for stick-built properties

Second Mortgage

- Loans to \$500,000
- DTI up to 50%
- Owner occupied, second home, or investment
- Up to 90% CLTV
- No score or Fico 680

Investment, Business Purpose and Commercial Loan Options

DSCR Loans

- 500+ credit scores
- No income, no employment
- Short-term or Long-term rentals
- Up to 80% CLTV
- Loans to \$3.5 million
- Max cash-out - \$500,000 for 65% CLTV
- Under 55% LTV – no limit on cash-out
- Non-Permanent Residents
- 1-4 units, condotels, mixed-use and multi-family
- First time homebuyer allowed

Commercial Loans

- Multi-family – Purchase, Refinance, Construction, Rehab
- Hospitality – Hotels, Motels, RV, Casino
- Development – Purchase or Refi land to build commercial properties
- Single Family Subdivision development
- Retail, Industrial, Office Condo
- Mobile Home Park
- Bailouts, Foreclosures
- Low Credit, No Seasoning OK
- Business Purpose 2nds & 3rds to 65% CLTV

Debt

- Multi-family – Purchase, Refinance, Construction, Rehab
- Bridge-to-permanent loan
- Senior debt - \$1M - \$200M
- Up to 75% of stabilized value
- Up to 85%
- 12 months – 30 years
- Multifamily • Mixed-Use • Development • Hotel • Retail • Office • Industrial • Self-Storage • Single Tenant NNN • Senior Care / Medical • Condo Packages Refi • Life Sciences • Land
- 7 days – 30-45 days

C-Pace + Debt

- \$1 million to \$200 million
- Bridge-to-permanent loan
- Senior debt - \$1M - \$200M
- Up to 85% LTV (C-Pace + Senior)
- Up to 85% LTC (C-Pace + Senior)
- Term: Coterminous with 1st position loan
- Multifamily • Mixed-Use • Development • Hotel • Retail • Office • Industrial • Self-Storage • Single Tenant NNN • Senior Care / Medical • Condo Packages Refi • Life Sciences • Land
- Typically, 30-60 days

Mezzanine

- \$2 million to \$50 million
- Bridge-to-permanent loan
- Senior debt - \$1M - \$200M
- Up to 90% LTV (including Senior loans)
- Up to 90% LTC (including Senior loans)
- Term types: 2nd Mortgages
- Terms: Up to 24 months with extension options
- Multifamily • Mixed-Use • Development • Hotel • Retail • Office • Industrial • Self-Storage • Single Tenant NNN • Senior Care / Medical • Condo Packages Refi • Life Sciences • Land
- Typically, 2-4 weeks

Partner Agency Financing

- \$1 million to \$75+ million
- Up to 90% LTV (including Senior loans)
- Up to 90% LTC (including Senior loans)
- Term types: Senior loans
- Terms: Up to 360 months
- Multifamily • Mixed-Use • Development • Hotel • Retail • Office • Industrial • Self-Storage • Single Tenant NNN • Senior Care / Medical • Condo Packages Refi • Life Sciences • Land
- Typically, 60-90 days

Construction and Development

- \$2 million to \$200 million
- Up to 75% LTV
- Up to 85% LTC
- Term types: 1st mortgages
- Terms: Up to 360 months with extensions
- Multifamily • Mixed-Use • Development sites • Hotel • Retail • Office • Industrial • Self-Storage • Single Tenant NNN, 1-4 units family investment properties
- Typically, 2-4 weeks

Fix and Flip

- Up to 100% of purchase, 100% of rehab – 6 previous FNF, and 6 months reserves
- 90% LTV typical
- First timers OK – Need 15% down payment
- Low credit OK
- Avoid rural, but rural is OK
- Avoid lots of rehab, but extensive rehab is OK
- Single family or multi-family ok
- Need detailed rehab budget, business entity required
- If no experience, need qualified general contractor
- Nationwide loans

Rural & Farm Financing

- Finance a Barndominium like a conventional style home – 15% down
- Finance a Log Home constructure
- Home Remodel and Repair Loans
- Loans designed for farmers –Intend to operate an agricultural venture, part-time or full-time
- Avoid rural, but rural is OK
- Land with at least 10 acres,5 acres cleared, or 15 timbered acres
- Vacation property ok, Is considered Second Primary home
- Rural Bridge loan – 12 months
- Bare land loans on ten or more acres, including land that's open, timbered or a combination of both. We also welcome tillable acreage.
- Nationwide loans

Rural & Farm Financing 2

- USDA Business & Industry (B&I) Loans, USDA lending eligibility is for businesses and projects in areas of populations less than 50,000, with the goal of job retention and creation as well as the overall well-being of rural communities.
- Through the USDA Rural Development Program.
- Purchase Real Estate, Refinance an existing operation, Finance improvements, equipment & building leasing options.
- SBA loans
- Buying, starting, or expanding a poultry farm
- Crop Production: Operating capital, equipment purchase or refinancing, Farm real estate – purchase or refinance, Improvements – grain bins, farm shops, machinery storage sheds, water conservation and wells

Specialty Financing

- Loans for Veterinarians – Loans for veterinary practices – Acquisition, equipment & technology financing, expansion & remodeling, business refinancing, startup loans, franchise loans
- Loans for Pet Care businesses - Acquisition, Equipment & Technology Financing, Expansion & Remodeling, Business Refinancing, Startup loans, Franchise loans
- Loans for Pharmacy – Private or SBA - Acquisition, Equipment & Technology Financing, Expansion & Remodeling, Business Refinancing, Startup loans, Franchise loans
- Construction, Retail, Barber shops, Beauty Salon & Spa, Restaurant, Automotive, Manufacturing, Medical practice
- Senior living, Student housing, Healthcare, Churches, Mixed-Use, Halfway House, Rooming House
- Transactional Funding, Gap loans, Back-to-Back Loans
- Events, Banquet Halls, Dental Facilities, Wineries & Distilleries
- Non-arm's length lending

Bridge Loans

- Allows you to purchase or refinance a property for up to 24 months with no pre-prepayment penalties, if the market changes, you can refinance or sell the property with no penalty.
- If you list your property but it doesn't sell, you can refinance the loan and get cash-out if needed.
- Allows you to payoff a balloon payment or debt that is due and re-establish a construction budget and complete a rehab that ran over-budget or beyond schedule.
- Regain control over an asset in foreclosure with short-term asset-based financing.
- Monetize and leverage net income from properties to get lump-sum cash-out.
- \$2 million to \$200+ million
- Up to 75% of stabilized value
- Up to 85% LTC
- 1st mortgages only
- Closing typically with 2-4 weeks

Portfolio Loans

- Restructure an existing rental portfolio to get desired outcome.
- You can get a blanket loan to get cash-out if needed.
- Cross-collateralize properties to purchase additional assets.
- Purchase a portfolio of properties, mixed single family with multi-family or commercial OK.
- Bulk REO Properties purchase OK
- Bulk Note portfolio purchase or Refinance

Equity Loans

Newbies will need good credit and access to funds to contribute.

Development

- \$2 Million to \$200 million
- Up to 90% of participation
- Loan to Cost – 90% of equity participation
- Equity Programs: Preferred, GP/LP, Joint Venture, co-GP
- Term: Full exits in 3-5 years
- Multi-family, mixed-use, Retail, Hotel, Office, Industrial, Self storage, Single tenant NNN property, Development Sites

Value-Add Funding

- \$2 Million to \$200 million
- Up to 90% of participation
- Loan to Cost – 90% of equity participation
- Equity Programs: Preferred, GP/LP, Joint Venture, co-GP
- Term: Full exits in 3-5 years
- Multi-family, mixed-use, Retail, Hotel, Office, Industrial, Self storage, Single tenant NNN property, Development Sites, Other asset sites

Preferred Equity Investments

- \$2 Million to \$200 million
- Up to 90% of participation
- Loan to Cost – 90% of equity participation
- Equity Programs: Preferred, GP/LP, Joint Venture, co-GP
- Term: Full exits in 3-5 years
- Multi-family, mixed-use, Retail, Hotel, Office, Industrial, Self storage, Single tenant NNN property, Development Sites, Other asset sites
- Need to have net worth equal to or more than the loan amount.
- Doesn't require great credit but will need an explanation for credit issues.