

**For Fast Pre-Approval, Please Submit Your Scenario
On-line at www.empmtg.com/hardmoney**

HARD MONEY LOAN PROGRAMS

Indicative SFR Guidelines

Sub-400 FICO / Verified Income Programs / Repay Ability

MARYLAND WHOLESALE LENDER

| Min SFR Property Value | Pay History Status | | |
|------------------------------|--|---|--|
| | Current & Clean 12 Month Pay History | Current & Only 2 x 30 last 12 Months No BK or FCL 3 Yrs | Current & 1 x 60 last 12 Months No BK or FCL 3 Yrs |
| \$300,000 | 60% | 60% | 55% |
| \$400,000 | 65% | 65% | 60% |
| \$550,000 | 70% | 70% | 60% |
| \$700,000 | 70% | 70% | 65% |
| \$850,000 | 70% | 70% | 65% |
| Over \$850K | Call to Discuss | Call to Discuss | Call to Discuss |

Empire also originates Land
Loans
Residential & Commercial
No Environmental Risks
MAX 60% LTV
Verifiable Cash Down at
Purchase

Loan approval subject to verification of ability to repay, clear title, credit guidelines, VOM and sufficient equity in the property

Properties over \$850k require special review and approval. Ask us about Land Loans and Selected Commercial with No Environmental

NO PREPAYMENT PENALTIES ON MARYLAND OO SFR

Key Product Descriptions

| | | | |
|---------------------|------------------------------|----------------------------|------------------------------------|
| Type: | 30-Year Fixed Rate Step-Down | | |
| Rates: | Year 1: 11.50% Interest Only | Title Work: | Ordered by Empire |
| | Years 2-3: 10.50% | Appraisal: | Ordered by Empire, COD by borrower |
| | Years 4-30: 10.00% | Broker Points: | 2 points - 1 line item on HUD1 |
| Min FICO: | Below 400 is OK | Min Loan Size: | \$165,000 |
| Foreclosure: | - | Max Loan Size: | \$1MM ++ |
| Bankruptcy: | - | Income Verification | Yes - Verified Ability to Repay |
| Judgements: | OK | | |
| Collections: | OK | | |

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Acceptable Property Types: (1) 1 to 4, SFR, PUD, Condo, Townhomes, Mixed-Use, Selected Commercial, Land & Lots

Prepayment Penalties: No Prepay Penalty on Maryland Owner Occupied SFR

Tax & Insurance Escrows are Required

SECTION 32 LOANS NOT ALLOWED

No Broker Approval Process

(1) LTV's will be lower on Property Types other than SFR

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