



Our Loan Approval Guidelines

- 1 We lend only on real estate secured by a title insured first lien (no second or inferior liens whatsoever).
- 2 We lend only on properties in the greater Houston MSA, the Dallas/Fort Worth MSA and the Austin/San Antonio MSA; we do not lend out of state.
- 3 We finance up to 80% on any purchase money loan (e.g. homesteads, second homes, investment properties or commercial properties). We finance up to 70% on lots and unimproved properties.
- 4 On "fix & flip" or on "fix & hold" loans, we'll finance up to 70% of the as repaired value. The borrower's 30%, however, must go in first.

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WE'LL LEND THE FOLLOWING ON REFINANCES:

70%

LTV on a borrower's primary homestead
LTV on a borrower's secondary homestead
LTV on "fix & flip" (including purchase price & repairs)

LTV on investment properties
LTV on commercial properties

65%

50%

LTV on lots in platted and recorded sub-divisions

LTV on unimproved properties

33.3%

- 6 We offer flexible repayment terms tailored to each loan type (i.e. owner-occupied homes, non-owner occupied homes, commercial properties and unimproved properties).

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Escrow for taxes and insurance is required on all amortizing loans; escrow payments may be waived in some cases when LTV is very low

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Escrow may be waived on "fix & flip" loans

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Escrow may also be waived on interest only loans made for terms of 12 months or less

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We require a Phase One Environmental Study on all commercial loans over \$500K

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We require a survey on all loans

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We require an appraisal; a BMA on loans <\$250K may on occasion be accepted

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We provide loans to qualified ITIN borrowers and foreign nationals. Please call 713-682-4400 for details.

