

# Looking for a Loan on a Residential Investment Property (Nashville)



Location **Tennessee**  
<https://www.genclassifieds.com/x-569141-z>

Say no thanks to banks! We have bridge loans for your real estate deal or project and we can help you close as quickly as 14 days.

Our Minimum Loan Size is \$40,000 and you are required to put 35% down.

YOUR CREDIT SCORE SHOULD BE 580+ TO QUALIFY

## WHAT WE NEED

Driver's License  
 Property Address  
 Insurance Policy  
 Closing Fee  
 Credit Score

## WHAT WE DON'T NEED

Pay Stubs  
 Tax Returns  
 W-2s

K-1s  
 Bank Statements  
 Credit History  
 Rental History  
 Property Inspection  
 Full Credit Report

Our loans are no-doc, credit score-only loans that are funded fast. By requiring a large down payment, we mitigate the risks of doing no-doc loans versus conventional lenders that verify credit, assets, income, etc. and can take months to complete.



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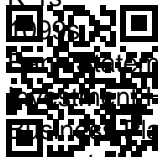
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We lend on residential properties, up to four units. Depending on the loan program, we require the property to be in a certain condition. We do not lend on manufactured homes, mobile homes, log homes, commercial, multi-family (greater than four units) or vacant land.

No, we lend on "as is" value. We are a national lender and are not set-up to monitor the construction draws traditionally used in ARV lending. However, unlike most ARV lenders, we do not require detailed business or property improvement plans so we often can close more quickly. We also offer cash-out refi loans with only 30-day seasoning as an alternative option. Many of our customers use our cash-out refi loans to pull cash out of one property to fund the improvements of another property.

We lend in 22 states, including: AL, CT, FL, GA, IL, IN, LA, MD, MI, MO, MS, NC, NJ, NY, OH, OK, PA, SC, TN, TX, VA & WI. We do not lend in Cook County & Chicago, IL, Detroit & Flint, MI, or Cuyahoga County & Cleveland, OH.

Call me today to get started

Tony M Ramey  
Senior Funding Manager