

Investors Edge Financing™

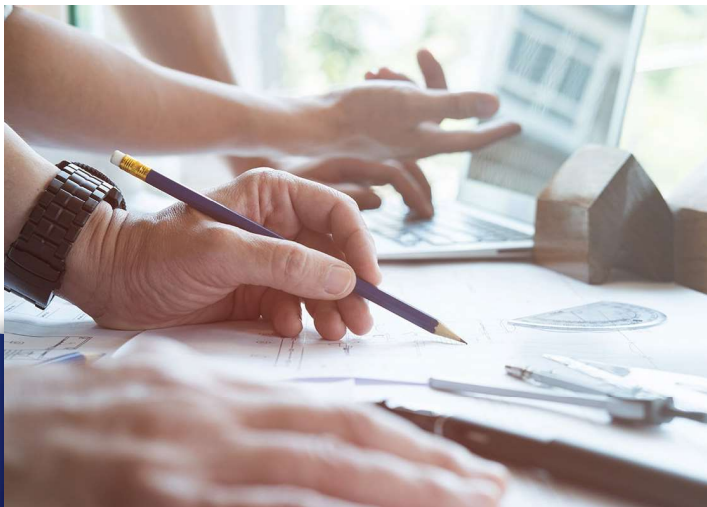
Real Estate Investment Property Loans

Never Miss Another Opportunity to Grow Your Investment Property Portfolio

US Mortgages is making it simple for real estate investors to finance new properties with lower qualification documentation and up to 80% cash back refinancing, making it easier to recoup your cash and reinvest in another property.

BORROWER ELIGIBILITY:

- Must have a history of owning and managing residential investment property
- Average eligible FICO scores starting at 600
- Minimum loan amount is \$100k



PRODUCT BENEFITS:

- Qualify using current rental income or the property's potential rental income
- No tax returns or 4506T required to qualify
- No debt to income ratio requirements
- No seasoning requirements for cash out refinances
- No limits on the number of financed properties
- Fast turn-arounds (14-21 application to close)

MORTGAGE LOAN TYPES & TERMS

- All 15 and 30-year fixed rate mortgages
- All 5, 7, and 10-year adjustable rate mortgages
- Interest only available on 5-year arms
- 1-4 unit residences allowed

 **US MORTGAGES**
Talk to **US** first.

(720) 547-1587



Equal Housing Opportunity Lender
NMLS #392126

This information does not represent a commitment to lend. Underwriting guidelines and program restrictions apply. Terms and programs listed are subject to change without notice. Ask your Personal Mortgage Advisor for more details.