

Medical Facility Guidelines

(Retail Program)

Medical Facility (Retail)

LTV	<ul style="list-style-type: none"> * Up to 70% LTV on purchase * Up to 65% LTV on C/O
FICO	<ul style="list-style-type: none"> * Minimum of 625+
1st Time Investors	<ul style="list-style-type: none"> * Allowed
Loan Amount	<ul style="list-style-type: none"> * \$5M to \$50M+ * <\$5M allowed at a Write-Up Fee of \$5,997 instead of the LOI fee
Term	<ul style="list-style-type: none"> * 2yrs to 30yrs; up to 30 year amortization
Seller 2nd	<ul style="list-style-type: none"> * Allowed * Borrower must put at least 15% down
Seller Concessions	<ul style="list-style-type: none"> * Allowed, up to 3% of purchase price
Loan Purpose	<ul style="list-style-type: none"> * Purchase, Refinance/Rate-Term, Refinance/Cash Out.
Appraisal Report	<ul style="list-style-type: none"> * PhoneOps must order appraisal. Outside appraisal reports may be viewed and possibly accepted if within 60 days old.
Eligible Properties	<ul style="list-style-type: none"> * Commercial properties zoned for medical, clinical, or healthcare use.
Owner Occupied Restrictions	<ul style="list-style-type: none"> * Owner-occupied medical professionals are strictly prohibited from performing any surgical procedures of any kind. However, investor (non-owner-occupied) borrowers who lease the property are not subject to this restriction for their tenants.
LOI Fee	<ul style="list-style-type: none"> * A non-refundable LOI fee of \$15,000 is payable to PhoneOps Funding LLC upon acceptance of loan terms. The full amount of this fee will be credited toward your closing costs at the time of funding.
Closing Time Frame	<ul style="list-style-type: none"> * As soon as 10 to 15 days
Lending States	<ul style="list-style-type: none"> * Nationwide!