

Items For Private Financing Loans

24-48 hour underwriting decisions ... guaranteed!

Items needed for 24-hour Underwriting:

1. 1003 Loan Application FULLY complete a 1003 on the borrower. Unless the borrower and co-borrower are married, we will need a separate 1003 for each borrower. Please state ALL income, assets, real estate owned and liabilities. It is very important that the 1003 is filled out completely, accurately, and is legible and is accompanied by a current financial statement (less than 6 months old).
2. Signed Tax Returns for 2 most recent years. (Corporate and Individual, if applicable.)
3. Borrower's credit report.
4. YTD Operating Statement for subject Property
5. Rent rolls and copies of all rental/lease agreements.
6. Appraisal or Documentation of Estimated Value
7. Written "Use of Proceeds" letter
8. Color pictures of subject property

*Note: Apex underwrites based on **as is** income and value.
We do not utilize projections.*

Additional items needed to close transaction

1. Title Report (if available) -- Have ordered.
2. Purchase and Sale Agreement, if applicable.
3. Attorney opinion letter regarding applicability of State Usury Laws
4. Insurance Agent name and phone number.
5. Current year property tax statement for all parcels.
6. Assignment of appraisal and appraiser's authorization to use the appraisal in a public offering.

If the Borrower is a Corporation/LLC/Partnership or

Trust:

1. Articles of Incorporation.
2. Corporate Resolution authorizing the loan, and the officer(s) authorized to execute the loan documents.
3. LLC Certificate of Organization and Operating Agreement (Resolution required).
4. Copies of the Partnership/ Trust Agreement.

Disclosures: Please note: Commercial loans, commercial mortgage and commercial finance loans are always subject to property value and credit analysis. Rates and terms for commercial loans, commercial mortgages and commercial finance loans may vary based on City and State and not all property types are eligible in all areas. Finally, commercial loans, commercial mortgages and commercial finance loans are never guaranteed and may require additional collateral.

Commercial Lending Information
Commercial APPLICATION

Commercial Application (online)

Overview

Aapex Mortgage specializes in securing commercial financing solutions.

We are dedicated to providing quality resources to our clients and informing them of their financing options as they work to navigate through their own real estate finance decisions.

By melding our client's financing objectives with our unique grasp of opportunities in the global financial marketplace, we craft customized solutions that make a financial difference.

We specialize in commercial finance solutions for transactions ranging from \$500,000 to \$50,000,000. Take a moment to review our loan process. The process is designed to give you fast and responsive advice on, if, how and when your loan request can be funded. With as little information as our online loan application, our experienced internal underwriting team can often give you proposed terms for your request within 24 hours.

Solutions

Aapex Mortgage can identify solutions and execute strategies that will help our clients make informed, competitive real estate investment decisions allowing them to maximize their financial returns. Aapex Mortgage has practical, streamlined processes and techniques that we follow to ensure financing success for our clients in a timely and responsive manner.

The visionary solutions we create are adding value for our clients and making quantifiable differences to their bottom line.

Experience

Our expertise spans all major financial markets providing us with access to all qualified capital sources. By working in conjunction with national, regional and community lending entities in addition to major life and real estate companies, Aapex Mortgage is able to put its national network to work for you.

Our goal is simple - We "partner" with our client's to understand their financing objectives and create innovative ways through transaction management to optimize their asset in a timely manner.

Aapex Mortgage was founded on the principles of innovative approaches, national networks, thorough market knowledge and hard work and have

adhered to these principles steadfastly to this day allowing Aapex Mortgage to deliver reliable and measurable results to our financing clients.

The Loan Process

The Our process is designed to prioritize the steps necessary to provide an accurate and realistic analysis of your loan request in the most efficient possible way.

By providing our underwriters with a few pieces of key information about your deal we are able to provide you with an QUICK RESPONSE with an outline of proposed terms, often in less than 24 hours.

Aapex Mortgage is a full service commercial mortgage company. Our combination of market knowledge, proven transaction processes, and vast lending resources provides a unique market advantage for our clients. Our loan officers are dedicated to working hand in hand with you, the client, until your request is complete and funded.

Aapex Mortgage works to secure financing for qualified income-producing properties.

Aapex Mortgage provides a quality analysis relating a borrowers needs to the [financing options](#) available in the marketplace today.

1. Complete our online [loan application](#) or [contact one of our loan officers](#) to quickly describe your request. If a loan officer determines your loan request can be met, you will be asked to complete a one page Executive Summary form and an Income and Expense form.
2. Once we receive the necessary forms, our internal underwriters will review your request and respond with an outline of proposed terms and our fee agreement.

By providing our underwriters with a few pieces of key information about your deal we are able to provide you with an outline of proposed terms, often in less than 24 hours.

Loan Types

The following section describes the specific projects and property types qualified to participate in the Commercial Loan process. It also describes the loan structures provided by our National Lender Network.

Simply select a property type below to view the loan products available. If you do not see the financing type you require, or have a question about the products listed, please [contact us](#).

The descriptions below are intended to familiarize you with some of the more common financing products available within the market. Actual lender quotes will be transaction specific and asset dependent. RETAIL, OFFICE, MULTI-FAMILY, INDUSTRIAL, HOTEL/MOTEL, MOBILE HOME PARK and HARD MONEY.(see below).

Retail

Loan Parameters

Property Type	Retail (anchored and unanchored strip centers, single tenant retail)
Loan Amount	\$500,000 - \$10,000,000
Interest Rate	Fixed at the comparable Term U.S. Treasury plus competitive spreads (subject to market change); locked two days before closing; early rate lock also available
Loan Term	5, 7, 10 years; longer terms available on a case-by-case basis
Amortization	Up to 30 years; older properties will receive a maximum amortization of 25 years
Maximum LTV	Refinance: up to 80%; acquisition: the lesser of 80% of loan to purchase price or 75% of appraised value
Minimum DSCR	1.25 for most commercial property types; appraisal report required; a summary appraisal format is acceptable
Environmental Regulations	Environmental reports are not required, however, environmental insurance is required
Escrows	Required for monthly real estate taxes and property insurance; replacement reserves are underwritten but not collected; tenant improvements and leasing costs are generally not required but evaluated on a case-by-case basis

Non-Recourse	Except for standard carve-outs
Assumable	Subject to approval and a 1% fee
Security	First Mortgage on fee simple interest
Prepayment	Two year lockout from the time of securitization; defeasance for the remaining term, with the last six months open to prepayment without penalty
Supplemental Financing	Not permitted

Office

Loan Parameters

Property Type	Multi-tenant office
Loan Amount	\$500,000 - \$10,000,000
Interest Rate	Fixed at the comparable Term U.S. Treasury plus competitive spreads (subject to market change); locked two days before closing; early rate lock also available
Loan Term	5, 7, 10 years; longer terms available on a case-by-case basis
Amortization	Up to 30 years; older properties will receive a maximum amortization of 25 years
Maximum LTV	Refinance: up to 80%; acquisition: the lesser of 80% of loan to purchase price or 75% of appraised value
Minimum DSCR	1.25 for most commercial property types; appraisal report required; a summary appraisal format is acceptable
Environmental Regulations	Environmental reports are not required, however, environmental insurance is required

Escrows	Required for monthly real estate taxes and property insurance; replacement reserves are underwritten but not collected; tenant improvements and leasing costs are generally not required but evaluated on a case-by-case basis
Non-Recourse	Except for standard carve-outs
Assumable	Subject to approval and a 1% fee
Security	First Mortgage on fee simple interest
Prepayment	Two year lockout from the time of securitization; defeasance for the remaining term, with the last six months open to prepayment without penalty
Supplemental Financing	Not permitted

Multi-Family

Loan Parameters

Property Type	Multi-Family properties with 5 or more units
Loan Amount	\$500,000 - \$10,000,000
Interest Rate	Fixed at the comparable Term U.S. Treasury plus competitive spreads (subject to market change); locked two days before closing; early rate lock also available
Loan Term	5, 7, 10 years; longer terms available on a case-by-case base
Amortization	Up to 30 years; older properties will receive a maximum amortization of 25 years
Maximum LTV	Refinance: up to 85% (with cash out)
Acquisition	80% of loan to purchase price

New Construction	80% of appraised value (completed)
Minimum DSCR	1.2x for most Multi-Family properties
Appraisal Report	Required; a summary appraisal format is acceptable
Environmental Regulations	Environmental reports are not required: however, environmental insurance is required
Escrows	Required for monthly real estate taxes and property insurance; replacement reserves are underwritten but not collected; tenant improvements and leasing costs are generally not required but evaluated on a case-by-case basis
Non-Recourse	Except for standard carve-outs
Assumable	Subject to approval and a 1% fee
Security	First Mortgage on fee simple interest
Prepayment	Two year lockout from the time of securitization; defeasance for the remaining term, with the last six months open to prepayment without penalty
Supplemental Financing	Will be allowed with approval after 12 months

Industrial

Loan Parameters

Property Type	All industrial property types
Loan Amount	\$500,000 - \$10,000,000
Interest Rate	Fixed at the comparable Term U.S. Treasury plus competitive spreads (subject to market change); locked two days before closing; early rate lock also available
Loan Term	5, 7, 10 years; longer terms available on a case-by-case basis
Amortization	Up to 30 years. Older properties will receive a maximum amortization of 25 years
Maximum LTV	Refinance: up to 75% (with cash out); acquisition: 75% of loan to purchase price
Minimum DSCR	1.3x for industrial/warehouse properties
Appraisal Report	Required; a summary appraisal format is acceptable
Environmental Regulations	Environmental reports are not required, however, environmental insurance is required
Escrows	Required for monthly real estate taxes and property insurance; replacement reserves are underwritten but not collected; tenant improvements and leasing costs are generally not required but evaluated on a case-by-case basis
Non-Recourse	Except for standard carve-outs
Assumable	Subject to approval and a 1% fee
Security	First Mortgage on fee simple interest
Prepayment	Two year lockout from the time of securitization; defeasance for the

	remaining term, with the last six months open to prepayment without penalty
Supplemental Financing	Not permitted

Hotel and Motel

Loan Parameters

Property Type	All hotel and motel property types
Loan Amount	\$1,000,000 - \$15,000,000
Interest Rate	Fixed at the comparable Term U.S. Treasury plus competitive spreads (subject to market change); locked two days before closing; early rate lock also available
Loan Term	5, 7, 10 years; longer terms available on a case-by-case base
Amortization	Up to 30 years; older properties will receive a maximum amortization of 25 years
Maximum LTV	Refinance; up to 75% (with cash out)
Acquisition	85% of loan to purchase price up to \$5,000,000
New Construction	(please contact us .)
Minimum DSCR	1.4x for most hotel and motel properties
Appraisal Report	required; a summary appraisal format is acceptable
Environmental Regulations	Environmental reports are not required, however, environmental insurance is required
Escrows	Required for monthly real estate taxes and property insurance; replacement reserves are underwritten but not collected; tenant improvements and leasing costs are

	generally not required but evaluated on a case-by-case basis
Non-Recourse	Except for standard carve-outs; can be recourse under \$5,000,000
Assumable	Subject to approval and a 1% fee
Security	First mortgage on fee simple interest
Prepayment	Two year lockout from the time of securitization; defeasance for the remaining term, with the last six months open to prepayment without penalty
Supplemental Financing	Not permitted

Mobil Home Park

Loan Parameters

Property Type	All Mobile Home Park property types
Loan Amount	\$1,000,000 - \$10,000,000
Interest Rate	Fixed at the comparable Term U.S. Treasury plus competitive spreads (subject to market change); locked two days before closing; early rate lock also available
Loan Term	5, 7, 10 years; longer terms available on a case-by-case base
Amortization	Up to 30 years; older properties will receive a maximum amortization of 25 years
Maximum LTV	Refinance: up to 80% (with cash out)
Acquisition	80% of loan to purchase price up to \$5,000,000
Minimum DSCR	1.2x for most mobile home park properties; appraisal report required; a summary appraisal format is acceptable
Environmental Regulations	Environmental reports are not required, however, environmental insurance is required
Escrows	Required for monthly real estate taxes and property insurance; replacement reserves are underwritten but not collected; tenant improvements and leasing costs are generally not required but evaluated on a case-by-case basis
Non-Recourse	Except for standard carve-outs; can be recourse under \$5,000,000
Assumable	Subject to approval and a 1% fee
Security	First Mortgage on fee simple interest

Prepayment	Two year lockout from the time of securitization; defeasance for the remaining term, with the last six months open to prepayment without penalty
Supplemental Financing	Not permitted

Hard Money

Loan Parameters

Property Type	All income producing property types
Loan Amount	\$500,000 - \$5,000,000
Interest Rate	12% to 16%
Loan Term	1 year to 15 years
Amortization	Interest only, some may amortize over 15 years
Maximum LTV	65% to 70% of the (quick sale value)
Origination Fee	Starting at 5% of loan amount
Recourse	Full recourse
Security	First mortgage on fee simple interest
Prepayment	Negotiable
Supplemental Financing	Permitted

COMMERCIAL LOAN PROGRAMS

Program #1

Full Doc & Light Doc-Nationwide-Commercial Portfolio!

- *\$150,000 to \$5,000,000*
- *Fast written Commitments lock in your deals!*
- *Nationwide--All 50 States*
- *600 minimum credit score*
- *Apartments, Mixed Use and Commercial: office, warehouse, retail, industrial*
- *Single non rated tenant OK*
- *All 15,20 and 30 years fully amortized*
- *Max LTV 80% Purch & Refi Apartments & Mixed Use/75% Commercial*
- **NEW* Max LTV 90% with in-house 2nd on loans under \$1 million*
- *UnSeasoned Refi OK in most cases!*
- *Seller 2nd OK Full Doc to Max CLTV 95%!!(some restrictions apply)*
- *Now par priced Nationwide to qualified brokers!!*
- *Our amazing alternative commercial portfolio program!*

Program #2

Hard Money & Bridge Loans

- *\$250,000 to \$25,000,000*
- *Nationwide--All 50 States*
- *All commercial property types considered except farm land*
- *Bad credit OK/All situations considered including bankruptcy, foreclosure, quick close and credit rebuilders/Based on property value*
- *A chance to close quickly or stabilize your credit or other situation and save the day*
- *Max LTV 70%*

Program #3

****UPDATED* Amazing Commercial NINA***

- *NINA- No income Docs/No asset Docs/No Tax Returns/No employment required*
- *NO seasoning required for Refi or Down Payments*
- **NEW* NOW \$150,000 to \$5 million!!!*
- *600 minimum credit score*
- *Par Priced to Qualified Brokers*
- *Multi-family, Mixed use, Retail, Office and Commercial*
- *10, 15, 20, 25 & 30 year Amortization*
- *Max LTV 75%/CLTV'S FROM 80% to 90%*
- *Nice program also does smaller loans to \$1 million on unusual property types like bowling alleys and warehouses!*

Program #4

Large Construction AND Project Financing

- *\$2,500,000 to \$500,000,000*
- *Our construction money starts at \$2.5 million*
- *Nationwide-All 50 States*
- *All property types considered but prefer apartment/condo/multi family building projects*
- *Floating rate starting at Prime plus+.50%*
- *Interest Only*
- *Construction to Perm with no prepay available*
- *Max LTC 85% (based on cost)*

Program #5

-- LOWEST LARGE COMMERCIAL RATES NATIONWIDE!

Amazing Large Commercial Best Rates Program

- \$500,000 to \$100 million
- Nationwide--All 50 States
- 640 minimum credit score
- Multi-family, Mixed use, Retail, Office, Industrial and Storage
- Multi Tenant Properties or Rated Tenants
- Flag hotels OK at 75% LTV!!
- Up to 30 year Amortization
- Lowest 30 year fixed bank rates available in U.S.A. from Treasury plus .80% !!!
- Max LTV 80%
- Requires 80% occupancy

Other programs available every month! Rates subject to change without notice. Please contact us for today's rates or if you need additional info: 703-946-8035

- *Mortgage Brokers
- *Loan Officers and
- *Realtors are WELCOME.

REGISTER TODAY TO BECOME AN AFFILIATE

An important part of our business comes from referrals. Mortgage brokers and realtors represent a large portion of our referral base. Please contact Dex Johnson at (703) 946-8035 or [E-Mail djaapex@comcast.net](mailto:djaapex@comcast.net) and become a member of our network.

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