

# LOAN SUMMARY

## Loan Terms

Amount	\$203,000
Pricing	11% interest only
Lender Fee	N/A
Admin Fees	3% upfront
Term	12 months
LTV	70%
Lien Position	1 <sup>st</sup> Mortgage

## Borrower Information

Loan Purpose	Refinance
Employment	Real Estate Investor
Qualifying Income	\$354K
Credit Score	Beacon Score 583
Closing Date	3-May-2024

## Property Specs

Address	29 Bulcher Street, Sault Ste. Marie, ON
Property Value	\$290,000
Current Mortgagee	Private
Mortgage Balance	\$195,000 (to be paid out)

## Lending Parameters Check List

Equity	30%
Property	Single Family, Detached
Location	Urban, Municipal Services
Borrower Profile	Good financial standing
Exit Strategy	Refinance/Sale proceeds

## Additional Information:

Applicant is a real estate investor with excellent income and strong financial standing. Loan will be used to pay out existing private loan, and will be repaid either through refinancing or sale of one of his properties.

*Disclaimer: Although Capit̄is makes its best efforts to underwrite and assess the suitability of any particular loan, we offer no repayment guarantees whatsoever. Each investor must perform his or her own due diligence, in addition to seeking independent legal representation, in deciding whether or not to proceed with any loan recommended by the Capit̄is team.*