



## More Resources. More Possibilities.

### City Commercial Mortgage Light Doc Guidelines

#### Program Overview:

**Loan Amounts:** \$100,000 to \$5,000,000

**Property types:** Multi-Family, Mixed-Use, Retail, Office, Auto Repair, Day Care, Restaurants, Funeral Homes, Beauty Shops, Motels/Hotels, Warehouse, Mobile Home Parks, Campgrounds, Churches, Self-Storage, Dry Cleaner (Drop off only), Recreational properties. Auto Repair, Marinas

**LTV:** Maximum LTV is 70%.

**Credit Scores:** 600 Minimum FICO Scores. Any scores below 600 require a reason to request an exception. **Closings:** Three to four weeks

**Rates:** Fixed Rates ranging from 6.5% to 9.5 %.

**Prepay:** Declining 5%-4%-3%-2%-1% Prepay Penalty Or 3%-2%-1% equal to fixed period

#### **1003 Commercial Loan Application**

**Credit Report with scores and trade lines**

**Digital pictures of the property (if available)**

**Rent Roll (if applicable)**

**Income and Expense Statement on the subject property (if applicable).**