



LENDING GUIDELINES & FEES

Standard Transactional Funding Requirements

Standard transactional funding is defined as the closing of two transactions that happen the same day with the same title company. We provide the funding for the close of the A-B transaction, which is then paid back from the closing of the B-C transaction the same day.

For this type of transaction we must have:

- The form completed at <http://www.OneDayFunding.com/requestfunding.htm>
- The contract between the Seller and the Buyer (the A-B transaction)
- The contract between the Buyer and the End Buyer (the B-C transaction)
- If you are buying in a Trust: the Agreement and Declaration of the Trust, the Appointment of Trustee, Assignment of Beneficial Interest, the Affidavit of Trust, and the Deed to Trustee
- Short Sale Approval letters from all lenders, if applicable
- City, State, or Federal paperwork verifying your LLC, corporation, or registered business
- Copy of the photo ID of the signer on the contracts
- The contact name, phone, & email address for the C Buyer's lender to verify knowledge of the flip

To see our Fee Schedule, go to <http://www.OneDayFunding.com/fees.htm>.

Funding Process for Two Title Company Closes or Extended Transactional Funding

Some lenders have been stating on their short sale approval letter that the property must not transfer title within 30 days of the close of the transaction. To circumvent this barrier, you can close your two transactions with two title companies, provided that the A-B title company does not put a deed restriction on title and there are no other restrictions demanded on the short sale approval letter.

You will also find many times that the title company involved in REO purchases will not allow back-to-back closings. In this situation you may need to close the A-B with one title company and the B-C with another title company. Another option is to do a courtesy close at another title company if the original REO's title company allows it.

In addition, some C Buyer's lenders are requiring that the title be held for an extended period of time before they give a "clear to close" and release the funds for the loan. This is always the case with FHA loans and is sometimes the case in other types of loans. These transactions require that we provide a loan for an extended number of days from the day that the A-B closes and the day that B-C closes.

For these types of transactions described above, the Borrower must comply with the following and/or provide:

- Must provide all the items found under Standard Transactional Funding Requirements shown above
- The Loan to Value must be 80% or better or sufficient to cover fees and interest that will be incurred
- A Home Inspection Report ordered by Capri Capital and paid for by your company
- An Appraisal ordered by Capri Capital, LLC and paid for by your company
- Insurance Binder showing Capri Capital, LLC (parent company) as additional Insured/Endorsed
- Written verification of C Financing with all contingencies removed except updated title report
- If applicable, the contact name, phone number, and email address for the B-C Title Company.



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Fee Structure

The Graduated Loan Schedule is for Extended Transactional Funding where the number of days the loan will be needed is expected to be about 5-15 days, but it could go longer or shorter depending on circumstances. The Lock In Rate is for loans that the Borrower thinks may go from 25 to 35 days and wants to make sure they don't pay more than 6%.

Days

The number of days the loan will be out for

Points

The total points charged to the borrower for the loan

Processing fee

The fee that we charge for processing each transaction

Min. Profit %

The minimum percentage of profit there must be in the deal

Min. Profit \$

The minimum dollar amount of profit there must be in the deal

Lock In Rate

If you think that you may need the loan for 25 to 35 days, you can lock in your rate at 6%

Graduated Loan Schedule

Based on a Loan of \$250,000 or less

Days	Points	Processing Fee	Min Profit %	Min Profit \$
0 to 1	2.00%	\$495	n/a	n/a
2 to 4	3.00%	\$495	10%	10,000
5 to 15	4.00%	\$495	10%	10,000
16	4.20%	\$495	12%	12,000
17	4.40%	\$495	12%	12,000
18	4.60%	\$495	12%	12,000
19	4.80%	\$495	12%	12,000
20	5.00%	\$495	12%	12,000
21	5.20%	\$495	12%	12,000
22	5.40%	\$495	12%	12,000
23	5.60%	\$495	12%	12,000
24	5.80%	\$495	12%	12,000
25	6.00%	\$495	12%	12,000
26	6.20%	\$495	12%	12,000
27	6.40%	\$495	12%	12,000
28	6.60%	\$495	12%	12,000
29	6.80%	\$495	12%	12,000
30	7.00%	\$495	12%	12,000
31	7.20%	\$495	15%	15,000
32	7.40%	\$495	15%	15,000
33	7.60%	\$495	15%	15,000
34	7.80%	\$495	15%	15,000
35	8.00%	\$495	15%	15,000

Lock In Rate up to 35 Days

35 Days	6.00%	\$495	15%	15,000
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