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*Private Funding for Commercial, Rehab, Construction, Hard Money, Land, Residential, Multi-Family, Mix Use & more Worldwide!*

## Down Payment Policy

Every Bank and Private Lender has their standard guidelines & Niches such as someone with a 400 FICO gets a 15% Interest Rate. The reasons why there is a **MANDATORY** Down Payment on all transactions including Refinances are:

- **Non-Equity Base**: We are not an Equity Base Lender. We do not care about the equity in the project or how much the client already put into the project that is why we do not need an appraisal or financials, we base our LTV on the Loan Amount (LTLA), not the value.
- **Lower Rates**: We are able to keep our Rates down as most Lenders has high rates as individuals are at high risk
- **Low Foreclosure Rate**: As we experienced, clients that pay their Down Payment shows us they are serious and most of the time will not walk away from the project.
- **Any FICO**: We are able to accept a client with any FICO as this will again show us that the client is serious and not use us to get them out of a current Lender as a Foreclosure Bailout situation
- **Higher LTV**: We are able to provide a higher LTV as we based the LTV on the Loan Request (LTLA) instead of the Value that is why expensive Appraisal Reports are not needed. This is another incentive PhoneOps has that no other Lender provides
- **Low Risks**: When a client pays their down payment, it makes them a LOW RISK client. A file with proven **SKIN IN THE GAME** shows us that the client will pay us back and not foreclose. Question, why Lenders do not fund clients with low FICO scores? Because they are at HIGH RISK and believe if the client did not pay their other bills, why should they pay the loan? Also, Lenders would not be able to sell your loan to the secondary market.
- **Secondary Market**: PhoneOps does not sell our clients loans to the secondary market. We keep our files and service them ourselves.
- **Down Payments**: This is why the down payment is needed as it eliminates the clients that are not serious which leaves us more time to work with the clients that are serious. 98% of serious clients pay us back and that helps us keep our Rates & Terms lower than any other Bank & Lender worldwide!!!

**All Down Payments are held with PhoneOps until Further Notice!!!**