



**ENDEAVORS
SOUTH FLORIDA**

REAL ESTATE INVESTMENT NEEDS

Your trusted partner
for fast and flexible
financing

LOAN PROGRAMS

Purchase · Refinance · Cash-out

SHORT-TERM LOANS



12, 18 and 24 months

Bridge
Fix & Flip
New Construction

- Bridge loans up to 75% LTV
- Fix & Flip loans up to 90% LTC
- New Construction loans up to 85% LTC
- Rates starting at 10%
- 600 is the minimum FICO required
- Closing on 10 days (on average)
- No prepayment penalty

LONG-TERM LOANS



30 years

Bridge
DSCR Rental
Non-DSCR

- Up to 85% LTV
- Rates starting at 6%
- No minimum FICO required
- Closing on 3 to 4 weeks
- 5 years prepayment penalty with option to buy it down to 6 months
- Second liens now available



Specialized from
Single to Multi-Family Residences
+ Commercial and Mixed-use properties

- **No experience required**
- **We accept foreign nationals**
- **We lend on manufactured homes**

FOR OUR BROKERS

From 0.75% to 1.5% origination
Cap at 5 points total

WHOLESALE & REALTORS

Referrals up to 0.5%

GET IN TOUCH



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ENDEAVORSREALESTATESF.COM