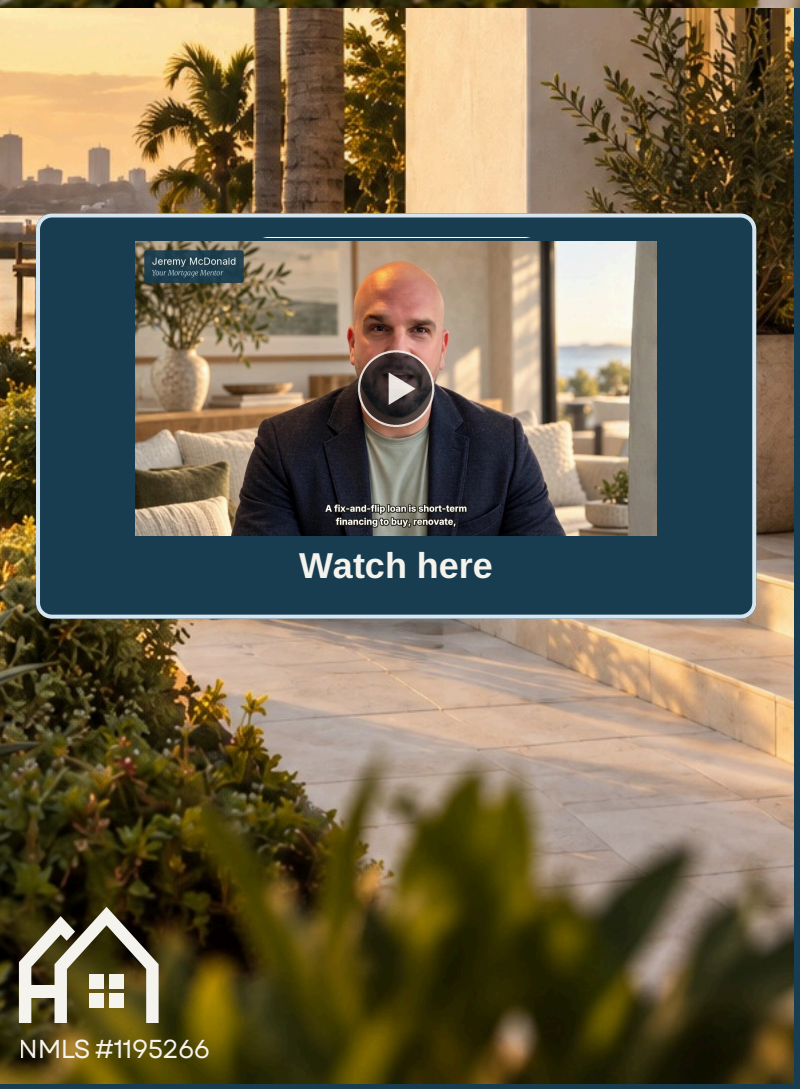
INVESTMENT

FIX AND FLIP

Guide



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NMLS #1195266

A clear look at a fix-and-flip loan.

Who a fix-and-flip loan is for, how value and rehab budget are reviewed, the costs to plan for, and the short-term loan process from offer to funding.

Prepared by

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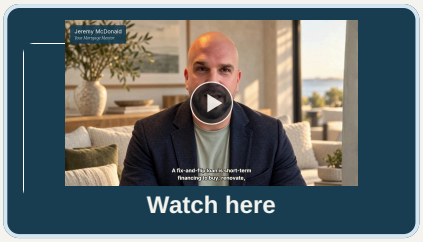

A short-term loan with a clear exit

A fix-and-flip loan is short-term financing to buy, renovate, and then sell or refinance.

These loans are based on the project, not a typical primary-home qualification. Lenders look at purchase price, rehab budget, after-repair value, your experience, and your cash in the deal. Terms, leverage, and interest reserves vary by investor.

You need a realistic budget, a timeline, and an exit. I'll help you look at the numbers honestly before you go under contract.

INSIDE THIS GUIDE

01 **Who it's for**
See if this path fits your situation.

02 **The loan process**
From deal review to contract, disclosures, valuation, underwriting, and funding, including rehab draws when they apply.

03 **The costs**
Down payment or equity, points, interest reserves, and rehab budget.

04 **Your worksheet**
Organize purchase, rehab, ARV, and exit timing.

HOW TO USE THIS GUIDE

01 Read who this strategy is for and the key requirements.

02 Walk through the process and the numbers before you make a move.

03 Fill in the worksheet with your deal numbers.

04 Bring your deal notes when we talk. Call or text me at (904) 442-3213.

Meet your mentor

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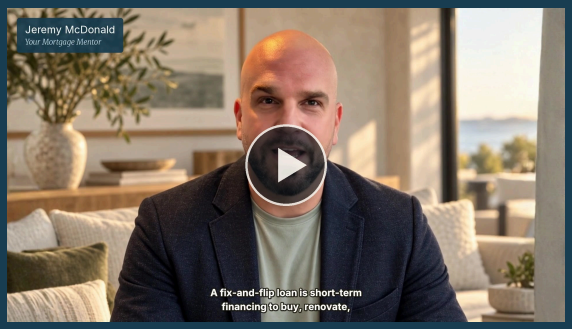
Seven steps in your flip purchase

Here's the short-term investor path, from deal review to funding. The rehab budget and the exit matter as much as the contract.



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01

Deal Review

We'll review purchase price, rehab budget, after-repair value, your experience, and cash available before you make an offer.

02

Get Under Contract

When the numbers work, you go under contract. I'll help you understand leverage, rehab draws, and timing before you sign.

03

Loan Disclosures Go Out

After we take a full application, your loan disclosures go out so you can see the estimated costs and terms in writing.

04

Appraisal and Underwriting

The lender reviews purchase price, rehab budget, and after-repair value, then the file goes to underwriting. Valuation methods vary by investor.

05

Conditions

Underwriting may ask for more documents. Send those in quickly so the file keeps moving.

06

Clear to Close

When the file is clear to close, you'll get your Closing Disclosure. Review it at least three business days before you sign.

07

Closing and Funding

You sign, the loan funds, and rehab can begin. If the loan uses draws, we'll review how funds are released as work is completed.

PRO TIP

Build the exit before you close.

Know whether you plan to sell or refinance, and what the project has to appraise or sell for, before you commit to the purchase.

WHAT'S THE TIMELINE?

Timing depends on the contract, the appraisal, underwriting, and how quickly documents come in.

I'll stay in close touch so you always know what is next.

NEED A HAND?

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Plan the full project cost

A flip loan has to cover more than the purchase price. Plan for points, interest, holds, and the rehab itself. Terms vary by investor.

01. CASH IN THE DEAL

You will typically need a meaningful down payment or equity, plus cash for costs the loan will not fund. Leverage is based on purchase price, rehab, and after-repair value.

YOUR ESTIMATE: $_____

02. LOAN FEES AND INTEREST

Short-term loans often include points and a higher interest rate than a long-term mortgage. Some programs collect interest reserves up front.

YOUR ESTIMATE: $_____

03. VALUATION AND BUDGET

Budget for valuation and a realistic rehab bid. Underwriting will test whether the after-repair value and the budget support the loan.

YOUR ESTIMATE: $_____

04. HOLDS AND DRAWS

If funds are released in draws, inspections and documentation are part of the process. Plan time and cash so work is not delayed between draws.

YOUR ESTIMATE: $_____

Understand your monthly payment

- **PRINCIPAL**

The portion of your payment that reduces the amount you borrowed.

- **INTEREST**

The cost of borrowing money on this loan.

- **TAXES & INSURANCE**

Property taxes and homeowners insurance, often collected with your payment.

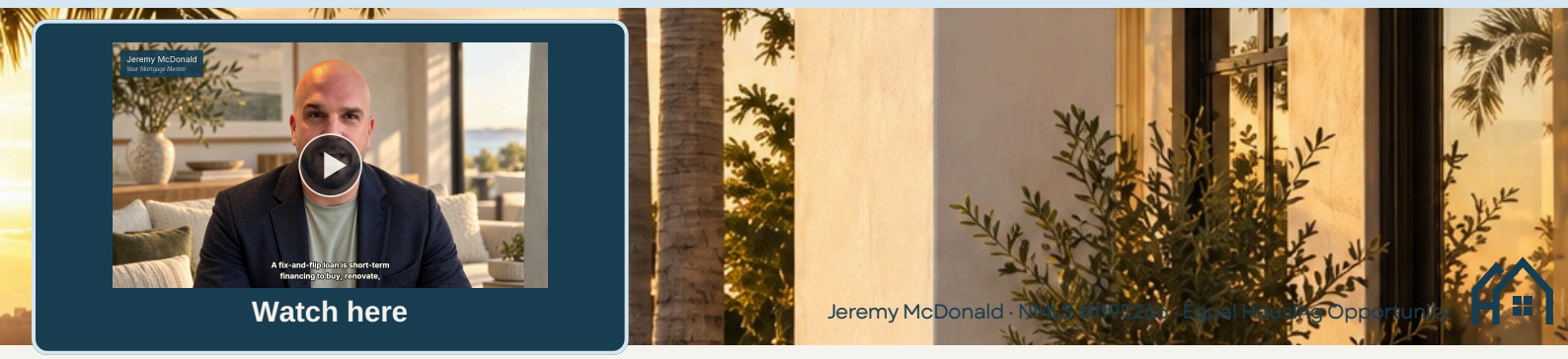
- **INTEREST**

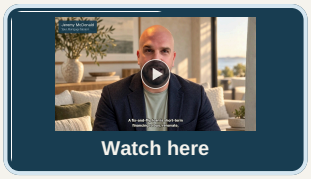
During the hold period you are typically paying interest, sometimes from a reserve. This is not a 30-year principal-and-interest payment.

Other costs to consider

Plan for taxes, insurance, utilities, unexpected repairs, and selling or refinance costs on the way out. A thin budget is how these deals get stuck.

Ask me for a personalized estimate of your total monthly payment and closing costs.





Stress-test the flip numbers.

Use this worksheet to organize purchase, rehab, after-repair value, and your exit.

YOUR PROJECT PLAN

PURCHASE PRICE

$_____

REHAB BUDGET

$_____

AFTER-REPAIR VALUE

TARGET EXIT DATE

DEFINE THE EXIT

MUST-HAVES

Budget, timeline, or location items this project needs.

- ○ _____
- ○ _____
- ○ _____
- ○ _____
- ○ _____

NICE-TO-HAVES

Upgrades that could help resale but are not required.

- ○ _____
- ○ _____
- ○ _____
- ○ _____
- ○ _____

WALK-AWAY ITEMS

Costs or delays that would make this a pass.

- ○ _____
- ○ _____
- ○ _____
- ○ _____
- ○ _____

PROJECT NOTES

PROPERTY ADDRESS	PURCHASE PRICE	REHAB BUDGET	ARV	NOTES
			○ ○ ○ ○ ○	
			○ ○ ○ ○ ○	
			○ ○ ○ ○ ○	
			○ ○ ○ ○ ○	
			○ ○ ○ ○ ○	

Condition, budget risks, timeline, and exit questions.

Your next step

Write down purchase, rehab, and after-repair value, then call or text me at (904) 442-3213. We'll look at leverage, cash needed, and a realistic exit.

Investor guidelines vary and can change. This is not a commitment to terms or approval.

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