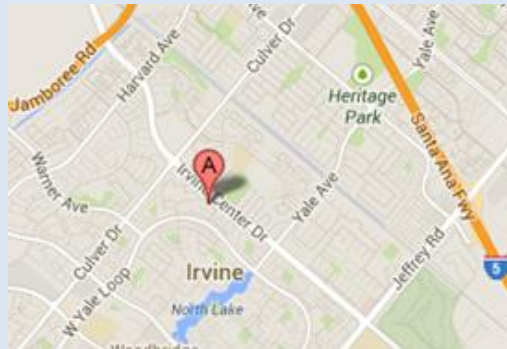
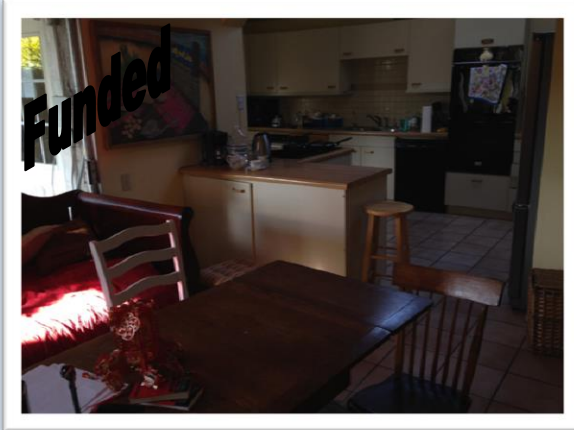


\$515,000 Owner-Occ. Rate & Term Refi Loan Funded – Thornwood, Irvine, CA



Property Information

- **Type:** SFR
- **BPO Valuation:** \$792,000
- **Closing Date:** Q1 2014
- **Home S.F.** 2,044 s.f
- **BPO Value/s.f.:** \$387.47/s.f.
- **Lot Size:** 0.1 acre
- **Total Bdr/Bath:** 4/3
- **Stories:** 2
- **Garage:** Attached 2 cars
- **Year Built:** 1978
- **Occup:** Owner Occ.
- **Features:** SFR located within close proximity to schools, parks and the 5 & 405 Freeways

Loan Information

- **Lien Position:** 1st TD
- **Loan Amount:** \$515,000
- **LTV on BPO Valuation:** 65.05%
- **Note Rate:** 11.50%
- **Loan Type:** Business Purpose Rate & Term Refinance
- **Amortization/Term:** 30 Year amort/due in 5 years
- **Broker Points:** 2.0 pt
- **Exit Strategy:** Payoff loan with income from the business or conventional refinance after Credit repair

Loan Scenario:

Borrower is an attorney looking for rate and term refinance to payoff maturing existing business purpose 1st Trust Deed from California Bank and Trust and a Tax Lien. Borrower will be bringing close to \$50k cash to close this transaction. Subject Property is a 4bdr, 3 baths SFR centrally located in the Woodbridge area of Irvine between the 405 Freeway and the 5 Freeway with close proximity to Deerfield Park. Mortgage Vintage, Inc. was able to quickly fund the loan within **3 business days** from receiving the signed Term Sheet.