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Benefits of Supplemental Loan Financing

When purchasing an Apartment Complex, or Refinancing your existing mortgage, you need to consider your exit strategy and how the new loan affects the execution of that strategy. A new first lien with Supplemental Loan options can greatly improve your flexibility.

Sellers want:	Supplemental loans deliver:
While haven taken advantage of a loan product that offers an extremely low rate with Assumability option for buyers. They do not want the buyers to be limited because of this Assumable feature.	Ability to offer a property that is not limited to buyers with more than the minimum need to purchase any Apartment on the market. Buyers simply contact Liberty Lending and request a loan assumption of Sellers note plus Supplemental financing for up to 85% LTV as long as property provides combined debt service coverage as low as 1.25x
Borrowers want:	Supplemental loans deliver:
Greater access to capital before maturity of first lien mortgage	Additional debt financing for a total of 2x (up to 3x if in connection with a sale and assumption) without triggering any penalties on the pre-existing Liberty Lending/Fannie Mae mortgage
Maximum loan proceeds	Combined debt service coverage as low as 1.25x
Choice of interest rate options	Ability to place a fixed-rate or adjustable-rate Supplemental Loan regardless of the rate structure of the pre-existing Liberty Lending/Fannie Mae mortgage
Streamline documentation	Ability to use either a Physical Needs Assessment (PNA) or a Streamlined Physical Due Diligence Review. In certain cases, no appraisal is required

Call Liberty Lending today to learn more about this product at 817-749-7474.