



TRANSITION LOANS

Need a product to differentiate you with your REALTOR® base?
Is your client in a competitive real estate market?
Do they keep losing opportunities to cash buyers?

TRANSITION LOANS
can put their offer at
the top of the stack

- Close on Your New Home Before You Sell the Old
- No Contingent Offers
- Makes the Offer as Good as Cash
- Client Can Move into the New Home and Then Sell the Old
- Any Remaining Owed is a Future Refinance

ALSO OFFERING:

Renovation Financing

Construction Loans

Commercial and Investment
Bridge Loans

Long-Term Financing for
Challenged Credit with
Verifiable Income

HOW DOES IT WORK? (Example Scenario)

Value of Current Home	\$850,000
Offer on New Home	\$900,000
Total Value of Homes (Add Lines 1 and 2)	\$1,750,000
Maximum Loan Amount (Multiply Line 3 by 70%)	\$1,225,000
Subtract Any Existing Loans	\$300,000
Cash Available for Purchase	\$925,000

6-MONTH TO 12-MONTH
BRIDGE LOANS DESIGNED TO GET YOUR CLIENTS INTO THE HOME OF THEIR DREAMS
— ALLOWING YOU TO CLOSE MORE LOANS.

Contact me today to
discuss your options!



Ron Siegel
NMLS #217037
Radio Host/ Branch Manager
800-306-1990
Ron@RonSiegelRadio.com
RonSiegelRadio.com



This is not a commitment to make a loan. Loans are subject to borrower qualifications, including income, property evaluation, sufficient equity in the home to meet LTV requirements for refinances, and final credit approval. Not all applicants will qualify. Approvals are subject to underwriting guidelines, interest rates, and program guidelines. Approvals are subject to change without notice based on applicant's eligibility and market conditions. Geneva Financial LLC is not acting on behalf of or at the direction of HUD/FHA or the Federal Government. Geneva Financial LLC is approved to participate in FHA programs but the products and services performed by Geneva Financial LLC are not coming directly from HUD or FHA. Geneva Financial LLC NMLS #42056 is an Equal Opportunity Lender and Equal Housing Lender. 180 S. Arizona Ave., Ste. 310 Chandler, AZ 85225. 1-888-889-0009. AZ BK #0910215



IN-HOUSE SERVICING

SPEED TO CLOSE IN 30 DAYS

INTERNAL VALUATIONS

FIX N FLIP

Distressed properties
banks won't finance

PROGRAM HIGHLIGHTS

- Up to 90% LTC & 65% LTV
- Contact your rep for current rates
- Loans up to \$2MM
- Close in as few as 10 days
- 12-month standard term

PROGRAMS

FIX 2 RENT

BRIDGE PLUS

BRIDGE LOANS

Single loans and portfolio

PROGRAM HIGHLIGHTS

- Up to 70% LTV, purchase & 65% cash-out
- 30-year fixed or I/O
- Loans \$50k - \$2MM
- Contact your rep for current rates
- Owner occupied bridge loans

PROGRAMS

RENTAL 30

RENTAL 30 Premier

NEW CONSTRUCTION

SFR ground-up construction

PROGRAM HIGHLIGHTS

- Up to 85% LTC & 65% LTV
- Contact your rep for current rates
- Loans up to 2MM
- Simple in-house construction management, inspections & servicing
- Fast, common sense underwriting
- Spec ok

PROGRAMS

BUILD 2 RENT

BUILD 2 SELL



Contact me today to discuss your options!



Ron Siegel
 NMLS #217037
 Radio Host/ Branch Manager
 800-306-1990
 Ron@RonSiegelRadio.com
 RonSiegelRadio.com



This is not a commitment to make a loan. Loans are subject to borrower qualifications, including income, property evaluation, sufficient equity in the home to meet LTV requirements for refinances, and final credit approval. Not all applicants will qualify. Approvals are subject to underwriting guidelines, interest rates, and program guidelines. Approvals are subject to change without notice based on applicant's eligibility and market conditions. Geneva Financial LLC is not acting on behalf of or at the direction of HUD/FHA or the Federal Government. Geneva Financial LLC is approved to participate in FHA programs but the products and services performed by Geneva Financial LLC are not coming directly from HUD or FHA. Geneva Financial LLC NMLS #42056 is an Equal Opportunity Lender and Equal Housing Lender. 180 S. Arizona Ave., Ste. 310 Chandler, AZ 85225. 1-888-889-0009. AZ BK #0910215

