

BGI CAPITAL

FOREIGN NATIONALS PROGRAM DIRECT FUNDING SOLUTION



BGI Capital offers foreign national clients various financing options to cater to their specific needs. With access to the most competitive conditions in the market and our own fund so investors can count on certainty of execution.

ADVANTAGES

- Direct Lending
- Expeditious Closing
- Simple Approval Process
- Certainty of Execution
- In-house Underwriting
- Alternative to Conventional Loans
- Bank Equivalent Rates

PROPERTY TYPES

Single Family Homes
Townhomes
Condominiums

GENERAL TERMS

RECOURSE	Full Recourse
LOAN TYPE	Investment Property
PURPOSE	Purchase / Refinance / Cash-out
AMOUNT	Minimum \$250,000
TERMS & AMORTIZATION	3/1, 5/1 Year ARM / 30 Year, fully amortized
INTEREST RATE	Starting at 5.25 %
PAYMENTS	Interests Only Available
ORIGINATION FEE	Starting at 1.5%
MAX LTV	SFH/TH Max 70% / Condos Max 65%
PRE-PAYMENT PENALTY	3/2/1
TITLE	Entity (Corp, LLC, etc.)
LENDING AREAS	Miami-Dade, Broward & Palm Beach Counties

PROCESS

STEP 1

- Loan Application
- Executed Contract, if purchase
- Personal Financial Information

STEP 2

- Executed Term Sheet
- Loan Deposit
- Sign Disclosures, if applicable
- Articles of Organization
- Operating Agreement
- Appraisal & Engineer Report

STEP 3

- Insurance
- Survey, if applicable
- Closing Coordination

FUNDING CONCIERGE™

Ready to make things happen?



Scan QR code for more info and start your application

THE INFORMATION IN THIS SUMMARY REFLECTS CURRENT REQUIREMENTS AND MAY BE MODIFIED OR SUPPLEMENTED AT ANY TIME, AND FROM TIME TO TIME WITHOUT NOTICE, AT THE SOLE DISCRETION OF BGI CAPITAL, LLC. FOR MORTGAGE PROFESSIONALS ONLY. THIS INFORMATION IS INTENDED FOR THE EXCLUSIVE USE OF LICENCED REAL ESTATE AND MORTGAGE LENDING PROFESSIONAL ONLY AND IS NOT AN ADVERTISEMENT UNDER SECTION 1026.24 OF REGULATION Z, AND IS NOT INTENDED FOR USE BY THE GENERAL PUBLIC.

BGI CAPITAL

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NMLS# 1711349 EQUAL HOUSING LENDER

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BGI FINANCIAL
COMPANIES CAPITAL
DEVELOPMENT

OTHER TERMS

- First liens only, no junior liens. No condo-hotels.
- 40% maximum Back-End DTI Ratio
- Repayment capacity is calculated based on guarantors' income, not on rental income.
- Escrow: Required for taxes and insurance (unless insurance is included in HOA).
- Automatic debit for payments is required from a bank in the U.S.

OTHER TERMS

1. Documenting Repayment Capacity:

a. Self-employed foreign national borrowers require an accountant/CPA letter, verifying the income figures appearing in the application, indicating personal income figures at least for the last two years and providing Y-T-D income figure. Copy of accountant's license and valid certification.

b. Salaried foreign national borrowers must provide a letter from their employer stating their current monthly salary and three months of valid pay stubs.

2. 6 months of loan payments & escrows to be deposited in a bank account to be used to cover the first 6 monthly payments with auto debit (ACH).

3. Post-closing reserves (inclusive of 6-months PITI): Liquid assets equal to 8% of the property value or 13% of the loan amount, whichever is greater. Reserves must be in a US bank account or in a country having no currency control restrictions and, in a denomination, acceptable to BGI Capital.

4. Banking reference letter(s) showing at least 24 months history addressed to BGI Capital or To Whom It May Concern. Borrowers' name must be stated in the letter. Name and all contact information of the preparer must be provided.

5. Bank/brokerage statements for last three (3) consecutive months.

6. Fully executed sales contract for property being financed (if purchase)

7. Completed BGI Capital personal financial statement.

8. BGI Capital Loan Application Form must be completed, dated, and signed.

9. Brief write-up (resume) of the principals of the borrowing LLC describing their source of income and wealth, plus other relevant information to better understand their background.

10. Appraisal by a Bank approved residential appraiser.

11. All principals with 10% or more ownership to provide a copy of valid passport(s) and visa(s).

12. All shareholders with 20% or more ownership in the borrowing entity must personally guarantee loan and submit personal financial statement.

13. All letters and important documents must be translated into English.

14. Condo questionnaire, if applicable.

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