REDLending

Business-purpose financing for residential real estate investors

Fix & Flip

Purchase and renovation financing for non-owner-occupied 1–4 unit residential investment property.

Up to 90%	Up to 100%	12 months
LOAN-TO-COST	OF RENOVATION BUDGET	TERM

PROGRAM TERMS

Loan amount	$50,000 – $1,000,000. Above $1,000,000 subject to underwriter pre-screen, $3,500,000 maximum.
Loan purpose	Purchase or refinance of non-owner-occupied 1–4 unit residential requiring renovation.
Term	12 months. 18–24 months available on expansion, addition, conversion and ADU projects, subject to pricing adjustment.
Maximum LTC	Up to 90% of purchase price.
Rural property	Eligible at Tier 3 experience or above, capped at 65% initial LTC.
Renovation financing	Up to 100% of the renovation budget.
Maximum LTV	Up to 75% ARLTV. Special requirements apply between 70% and 75%.
Amortization	Interest only, balloon at maturity.
Interest accrual	As-disbursed on loans of $100,000 or more; charged on the total loan amount below $100,000.

Minimum FICO	660. Between 600 and 660 case by case, subject to underwriting.
Experience	None required. First-time investors are capped at a $100,000 renovation budget and 25% of purchase price.
Renovation budget cap	2x the borrower's highest verified past project, up to $500,000.
Recourse	Full recourse. At least 51% of the borrowing entity must guarantee; all members on cash-out refinances.
Borrowing entity	LLC or corporation required. Nonprofits and charitable organizations not eligible.
Foreign nationals	Eligible with valid passport, valid US visa and US FICO where a personal guaranty is used.
Prepayment	No minimum interest earned.
Credit history	Bankruptcy discharged more than 4 years ago and foreclosures completed more than 4 years ago. Tri-merge report no older than 180 days.
Assignment fees	Wholesale or assignment fees permitted up to 20% of the original purchase price. Full chain of contracts required; double assignments at lender discretion.
Mid-construction refinance	No cash-out. 680 FICO and Tier 3 experience, and the borrower pays closing costs out of pocket.
Appraisal	Dated within 120 days. Structural engineer report where there is fire damage; architect letter or permits on expansions and condo conversions.
Points	Maximum 5 total points on the transaction.
Pricing	Call for quote.
Geography	Available in 37 states and the District of Columbia: AL, AR, CO, CT, DC, DE, FL, GA, IL, IN, IA, KS, KY, LA, ME, MD, MA, MI, MS, MO, MT, NE, NH, NJ, NM, NY, NC, OH, OK, PA, RI, SC, TN, TX, VA, WV, WI, WY. Reduced leverage

applies in FL and LA and in select counties. Four Florida counties (Lee, Charlotte, Sarasota, Collier) and Baltimore City are closed. Prepayment provisions vary by jurisdiction and transaction: several states prohibit a prepayment penalty outright and others cap it by loan size, term or property type, so the provisions available on a given loan are confirmed when the scenario is quoted.

COLLATERAL

Eligible

- ✓ Single family residence
- ✓ 2–4 unit multifamily
- ✓ Condominiums
- ✓ Townhomes
- ✓ Planned unit developments
- ✓ Non-owner occupied only

Not eligible

- × Mixed use
- × 5+ unit multifamily
- × Condotels
- × Co-ops
- × Mobile / manufactured
- × Commercial
- × Cabins / log homes
- × Leasehold
- × Oil or gas leases
- × Operating farms, ranches, orchards
- × Vacation or seasonal rentals
- × Unique, exotic or luxury
- × Unpaved / dirt roads

WHAT WE NEED FROM YOU

1. Property address, purchase price and executed contract
2. Scope of work with line-item renovation budget
3. Borrower track record — last three years of investment properties
4. Guarantor FICO and entity formation documents
5. Architect letter or permits where square footage is being added

REDLending is a trade name of RED Financial Group LLC ("RED"). RED is a direct lender providing business-purpose financing secured by non-owner-occupied residential investment property. RED does not offer loans for personal, family, or household purposes through this website.

All program information—including loan amounts, rates, fees, leverage, loan-to-value and loan-to-cost ratios, debt-service-coverage requirements, credit criteria, terms, amortization, prepayment provisions, property eligibility, and geographic availability—is indicative only. Published figures represent maximum program parameters and are not terms available to every borrower or property. Programs, requirements, rates, and terms are subject to change without notice.

All financing is subject to complete documentation, verification of business purpose and non-owner occupancy, underwriting, appraisal or other valuation, title and insurance review, property eligibility, sponsor and guarantor review, final credit approval, and execution of definitive loan documents. Third-party capital providers and service providers may assist RED with underwriting, credit review, document preparation, funding administration, loan assignment, servicing, and other transaction-related functions. RED does not independently make the final underwriting or credit decision. Loans may be assigned or transferred in accordance with the applicable loan documents.

Submitting information through this website is a preliminary inquiry only. It is not a credit or loan application, commitment to lend, loan approval, rate lock, or guarantee of financing. Submission does not obligate RED or any other party to review, approve, fund, or close a transaction.

Financing is available only in the states and jurisdictions identified by RED and remains subject to applicable law, product availability, property location, and transaction-specific requirements. Not every program is available in every approved state or county. Certain jurisdictions may have reduced leverage, restricted property eligibility, or different prepayment and other loan terms.

Nothing on this website constitutes legal, tax, accounting, investment, or financial advice. Prospective borrowers, guarantors, and brokers should consult their own professional advisers before entering into a transaction.

RED and its participating providers are committed to making credit available without unlawful discrimination. Equal Housing Opportunity.