



# BEL AIR LENDING

A PRIVATE REAL ESTATE INVESTMENT FUND

## Borrower Term Sheet

*SUBJECT TO CHANGE – Final Terms Determined by Underwriting*

**Loan Options** \*All rates, fees, and terms are subject to final underwriting approval.

Term	Loan Type (Typically)	Interest Rate	Origination Points	Fees	Max LTV
6 Months	Fix & Flip Refinance	12%	2 Points	\$600 Draw/Inspection Fee	70%
9 Months	Fix & Flip Refinance	12%	3 Points	\$600 Draw/Inspection Fee	70%
12 Months	New Build	12%	4 Points	\$600 Draw/Inspection Fee	70 – 75%
18 Months	Land Development	16%	6 Points	\$2,500 Draw/Inspection Fee	50 - 70%

\*First time borrowers must pay an additional point at closing.

### Additional Terms to Know

- **Borrower Type:** Loans are available to corporate entities only (no personal-use loans).
- **Lien Position:** First-position Deed of Trust required.
- **Insurance:** Bel Air Lending must be listed as the mortgagee or additional insured on the insurance policy.
- **Title Insurance:** Bel Air Lending must be named as insured on the title policy.
- **Closing Costs:** Borrower is responsible for all closing-related costs, including attorney fees.
- **Draw Process:** Construction draws are reimbursement-based and may require a site visit/inspection.
- **Loan Extensions:** Each loan includes two automatic 2-month extensions.
  - Each extension costs 1 point (paid to Steve Lowry's office).
- **Payment Terms:**
  - Points, draw/inspection fee, and interest are due at exit (sale or refinance).
  - Interest accrues on the full loan amount from the day of closing.
  - Interest also accrues on unpaid points, inspection fees, and extension fees.

### Contact to Apply or Learn More

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