



PROSPER FIRM
THINK. SOLVE. BUILD. PROSPER.

Get In Touch With Us:

📍 200 Lincoln Avenue
Pittsburgh, PA 15209

☎️ (412) 818-0083

✉️ info@ProsperFirm.com

🌐 ProsperLendingFirm.com



LOAN PROGRAM MATRIX

Offering investor financing for non-owner occupied properties nationwide.

FIX AND FLIP	SHORT-TERM RENTAL	LONG-TERM RENTAL	MULTI-FAMILY
12-19 Month Loan	24 Month Loan + 12 Month Extension	30 Year Fixed-Rate Loan	12 Month Loan + 6 Month Extension
Rates Starting at 7.00%	Rates Starting at 7.99%	Rates as low as 5.00%	Rates Starting at 7.00%
Up to 90% of Purchase Price + 100% Renovation Costs	660 Minimum FICO	Up to 80% of the As-Is Value or Up to 85% LTC	Up to 75% of As-Is Value
\$50k - \$3M Loans	Purchase, Refinance, Cash-Out	\$50k - \$3.5M Loans	Purchase, Refinance, Cash-Out
575 Minimum FICO	660 Minimum FICO	Pre-Payment Penalty Options Up to 5 Years	575 Minimum FICO
No Pre-Payment Penalty	No Termination Fee	Fully Amortized	Close in 2-3 weeks
Interest Only Payments	\$50k - \$2.5M Loans	575 Minimum FICO	\$250k - \$5M Loans



Common Sense Underwriting
Focusing on current assets and not past situations



Quicker Closings
Closing in 2 to 3 weeks



One Stop Shopping
No new process or paperwork regardless of the state

APPLY TODAY!

Can you help me? How much can I get? How long will it take? What will it cost?

You have to complete the Pre-Qual process so we can answer these! Then you will accurately know your unsecured lending options.

NEXT STEPS: If you would like to complete the pre-qual process, please let us know so we can get you started.