**Bank Questions For Out of Town Investors**

**Name of Bank\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Bankers Name\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**1.) Do you work with investors that live outside your lending area as long as the property is local?**

**2.) What areas or cities will you currently lend to?**

**3.) Do you have any “in house” or “portfolio” loan products?**

**4.) If yes to #3—Please explain the loan products you have available. Term length of loan, interest rates, etc.**

**5.) What are your seasoning requirements for refinance loans?**

**6.) So, If I paid cash for a house last month, fixed it up, rented it out, can I refinance it with you immediately?**

**7.) What is your “Loan-to-Value” on refinance loans?**

**8.) Are your refinance loans based on purchase price or appraisal price?**

**9.) What is your banks maximum lending limit or aggregate for any one investor?**

**10.) Do your “in house” loans get reported to the credit bureaus if under a business name (LLC, etc)?**

**11.) What is the maximum lending limit you can personally approve without taking it to the board or committee?**

**12.) How fast can turn around most refinance loans?**

**Thanks for you time! We will get back to you shortly!**