



PALERMO
L E N D E R

Rental Loan Criteria

Palermo Lender Terms & Conditions	
Program Description	Financing for the purchase of property that is to be rented out
Property Types	Non-Owner-Occupied Residential & Commercial
Security Interest	First-Priority Lien
Loan Size	\$50K - \$3.0mm ⁽¹⁾
LTV	50.0% - 75.0%
Loan Terms	6-36 Months
Interest Rate	7.99% - 11.99%
Amortization	Interest Only
Points	0.99% - 2.99%
Pre-Payment Penalty	Negotiable
Turnaround Time	24 hours
Location	Florida
Borrower / Guarantor Requirements:	US Entity
Borrower / Guarantor Credit Score:	≥ 620

(1) Palermo Lender will consider loans with a total principal balance greater than \$3.0mm on a case-by-case basis

Documents (Condos)	Documents (Residential 1-4 Units)	Documents (Commercial)
<ul style="list-style-type: none">ID or passportCredit applicationCopy of last 2 bank statementsMaster insuranceHOG insurance coverageFlood insurance (if applicable)Purchase contract (if applicable)Condo questionnaireEntity documents	<ul style="list-style-type: none">ID or passportCredit applicationCopy of last 2 bank statementsProperty insuranceFlood insurance (if applicable)Purchase contract (if applicable)Entity documents	<ul style="list-style-type: none">ID or passportCredit applicationCopy of last 2 bank statementsProperty insuranceFlood insurance (if applicable)Purchase contract (if applicable)Entity documentsP&L StatementsRelevant Licenses

Property, Casualty, Liability, and Other Insurance

- Property insurance coverage must be equal the lesser of the replacement cost or loan amount
- HOG insurance minimum coverage is 20% of appraised market value
- Liability insurance coverage of \$1M
- Insurance issuer must meet the ratings criteria set forth in the Fannie Mae guidelines
- Lender must be listed as mortgagee, loss payee, loss payable, or additional insured
- Coverage must include free and extended perils, and other hazards customary to the area
- Flood insurance required for FEMA-designated special flood hazard areas
- Earthquake coverage required in high-risk zones / recommended in property condition report
- Hail and wind coverage may be required