

BOSSE LENDING

BOSSE Lending Elite DFW Premier Private Lender

More than another lender. We are a trusted lending partner and advisor.

At BOSSE Lending, we go beyond being just another lender. We pride ourselves on being a true lending partner and advisor to our clients. With our **comprehensive range of loan programs and top-tier lending support**, we are dedicated to helping you achieve your investment goals. We will go the extra mile for our clients!

Why choose **BOSSE** Lending?

- **Full-Service Lending Company:** We offer a wide range of loan programs to support your investing needs. Whether you're looking for short-term financing for a fix and flip project, quick transactional funding, or long-term rental note, we have the right loan program for you. **Your BOSSE One-Stop BRRRR Lending Solution.** Experience the convenience of our one-stop lending process. **More details below*
- **Smooth and Quick Closing:** Our experienced team provides dedicated support throughout the lending process to ensure a smooth and quick closing. We have strong relationships with many title companies and real estate brokerages in the Dallas-Fort Worth area, enabling us to deliver on-time closings. We can close in 3 days or less!
- **Valuing Relationships and Transparency:** We prioritize building strong relationships with our clients. We believe in complete transparency and strive to earn your trust through open and consistent communication. We are committed to being a reliable lending partner invested in your success.
- **Competitive Terms and Personalized Lending Solutions:** We strive to provide competitive terms that align with the current market conditions and will work closely with you to tailor our lending terms to align precisely with your individual investment goals.

Loan Details:

- ✓ Quick Close - 3 Day Close
- ✓ Up to 100% financing or 75% ARV (*subject to approval)
- ✓ 6-12 Month Terms, Extension available
- ✓ 0-4 Points Origination
- ✓ 3-12 Month Terms (Depending on loan type)
- ✓ Transactional:
 - Less than 1% Transactional Origination Fee & 100% of the purchase price covered!
 - 1 Week Term, funded once final buyer has signed.

The **BOSSE** Origination Fee:

- ✓ NO Processing Fees
- ✓ NO Appraisal Fees
- ✓ NO Draw Fees
- ✓ NO Junk Fees
- ✓ NO Prepayment Penalty
- ✓ NO Tax Return or Income Verification

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Overview of our Loan Programs

- Fix & Flip Loan
- Transactional Funding - Double Close with BOSSE
- Wholetail Loan - 3 Month Terms
- Renovate to Rent
- Short Term Cash-Out Refinance: Available after only 3 months
- Joint Venture Loan
- New Construction Loan

BOSSE: Your One-Stop BRRRR Lending Solution

BOSSE offers a seamless lending solution for your BRRRR (Buy, Rehab, Rent, Refinance, Repeat) strategy. With our renovate to rent loan, we finance the purchase and repairs of your property. Once the renovations are complete, we help you transition to a long-term 30-year rental note through our refinancing option.

Experience the convenience of our one-stop lending process. **Here's how it works:**

1. Renovate to Rent Loan: BUY, Rehab, Rent

Take advantage of our renovate to rent loan, which covers the purchase of your property and the necessary funds for renovations. We provide the financing you need to acquire the property, complete the required repairs, and prepare it for renting.

2. Refinance to a 30-Year Rental Note: Refinance with BOSSE & Repeat

Once your property's repairs are completed and it's ready to generate rental income, we make the transition easy. BOSSE offers a refinancing option that allows you to convert your short-term loan into a long-term 30-year rental note. This refinancing solution provides stability and favorable terms for your investment property.

Property Types:

Qualified property types include single-family homes, 2-4 unit properties, and townhomes. Unfortunately, we do not finance condominiums and manufactured homes.

We look forward to being your trusted lending partner and helping you succeed in your real estate investment journey. Contact us today!