

WAUNA FEDERAL CREDIT UNION

Commercial Loan Department
100 Columbia Ave.
Astoria, OR 97103
800-773-3236

Main Office
PO Box 67
Clatskanie, OR 97016

INVESTMENT PROPERTY LOANS

(1 to 4 Family Residential Properties)

Effective: January 1, 2016

Rate/Terms

- Maximum term of 15 year maturity/balloon
- 25 year maximum amortization
- 1.25% Loan Origination Fee
- 75% Maximum Loan to Value (LTV)
- No Prepayment Penalty
- Other fees may apply (i.e. Appraisal, Environmental Report, Flood Report, Credit Report)
- Rate will be determined based on business history, cash flow, collateral, loan-to-value and other risk factors.

Please Provide

- Personal/Business Tax Returns – Most current 3 years*
- Financial Statement(s) for each Borrower/Guarantor
- Business Balance Sheet & Profit and Loss Statement, not older than 180 days
- Other Agreements as Applicable (i.e. Trust Agreement, LLC Operating Agreement, Articles of Incorporation)
- Property Address
- Lease/Rental Agreements
- Sales Agreement (if applicable)

Qualifications

- Must qualify for membership
- WFCU must be in first lien position
- Property must be non-owner occupied
- Must set up a WFCU savings or checking account
- Property must be located in Columbia, Clatsop, or Pacific Counties

Offering rates subject to change at any time. Other terms and conditions may apply. Total estimated costs will vary based on individual loan. Loan approval based on income, credit qualifications, loan value ratio, debt service coverage ratio and repayment terms.

***Loans \$250,000+ will require annual financial statements and tax returns until maturity.**