



The Alternative Funding Group

Active Investor Plan



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Funding Group**

www.fundingyourrehab.com

Just imagine if every time you came across an awesome foreclosed property, you actually had the cash to buy that property on the spot, how much money could you make? As an Alternative Funding Group Active Investor you will be given the opportunity to seize opportunities of a lifetime.

We will provide 100% of your acquisition cost for all of your investment properties within our service areas. In addition, to no out of pocket cost to buy the property, we will also cover the cost of appraisals and the title search.

- ▶ **Loan Approval Within 72 Hours**
- ▶ **Loans Up To 70% LTV (Based on ARV)**
- ▶ **Weekly Construction Draws**
- ▶ **Full Service Consulting**

Alternative Funding Group Active Investor Plan allows you to roam our servicing states in search of the absolute best bank owned foreclosed properties on the market. Here is the best part, you get to use our money for the purchase of the property and pay us on the back end once the property is sold. We will even cover 100% of your construction cost required to rehab your investment property.

As a member you will be given a six month term with no payment due during this period. Within the six month period you will be required to sell the investment property, or refinance the property in your name. Once you've refinance the home (which will repay your advance plus points) the property is yours free and clear and now can be rented.

Your membership is a great way to get a quick sale on your investment property while pulling down a nice profit, or refinance the deal and enjoy the rental income. Either way you can accomplish all of this with out spending a dime out of your pocket.

Listed below are the core benefits of becoming a Alternative Funding Group Active Investor:

- 100% Funding (The loan amount covers everything – Purchase, Closing Costs, Construction, Interest Reserve, Points and Insurance)
- No Monthly Interest Payments
- Loans up to 70% LTV of the After-Repaired Value
- 6 Month Loans * Quick Closings in 2 weeks or less
- No Pre-Payment Penalties
- Full Service Consulting
- No Junk Fees (no application fees, underwriting fees, etc.)
- We provide you with foreclosed deals weekly, simply log in to the members only site.
- We will even help you sell your property by placing your property on the local MLS, and assigning an realtor to market your home.

Active Investor Rehab Loan Program Guidelines

- Property Type: Residential 1-4 Family (Non-owner occupied only)
- Loan Term: 6 Months
- LTV: Up to 70% of the After-Repaired Value (FL 65%)
- Interest Payments: No interest payments during the 6 month loan term
- Rehab Funds: All rehab funds are escrowed into the loan amount. Weekly draws with no draw fees or limitations. Funds are wired to the borrowers account each Friday.
- Credit Score: Borrower must have a 660 middle credit score. Borrower may bring on credit partner (friend, family or business associate) to be on title if they do not qualify.
- Insurance: Borrower must order insurance through the Members Only website and obtain coverage under our insurance master policy.
- Member can qualify for multiple simultaneous deals with a perfect rating on the first 4 rehabs
- Member will recoup the cost of the membership with the first completed deal.



Join



Today!

Your Alternative Funding Group Active Investor Membership will give you the ability to purchase foreclosed properties with no money down, no down payment, and no junk fees. After you sell the home you keep the profits, it's that simple! We will even provide you with foreclosed properties, high lighting five per week on our exclusive member's only website.

Alternative Funding Group is a regional direct rehab lender that provides financing and consulting services exclusively for our members. Membership loans are currently available in the following states: **Pennsylvania, Maryland, Washington DC, Virginia, North Carolina, South Carolina, Kansas, Missouri, Texas, Alabama, Georgia, New Jersey and Minnesota.**

Alternative Funding Group utilizes the latest technology to bring clients optimal benefits through efficiency in communication by our website, e-mail, fax, and telephone conferencing. Our website contains loan applications, funding letter requests, construction draw requests, payoff requests, and other tools. You will also find frequently asked questions, forms, spreadsheets, and links to other websites containing information on real estate.

Simply return to the home page and click the sign up now PayPal tab. Once we receive your order we will send you out a welcome kit that will contain all of your membership information and benefits. Please note that this membership has a temporary enrollment period that will end once all available member slots have been filled.