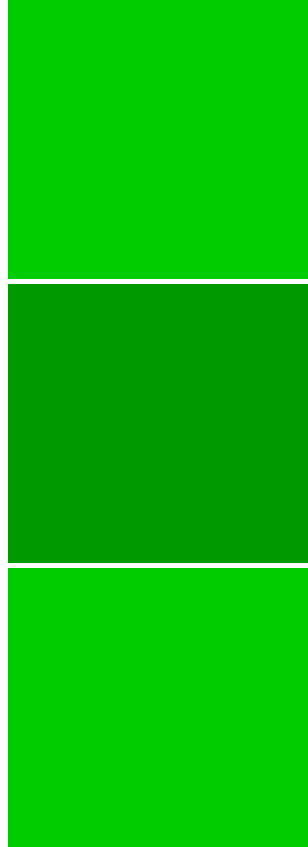
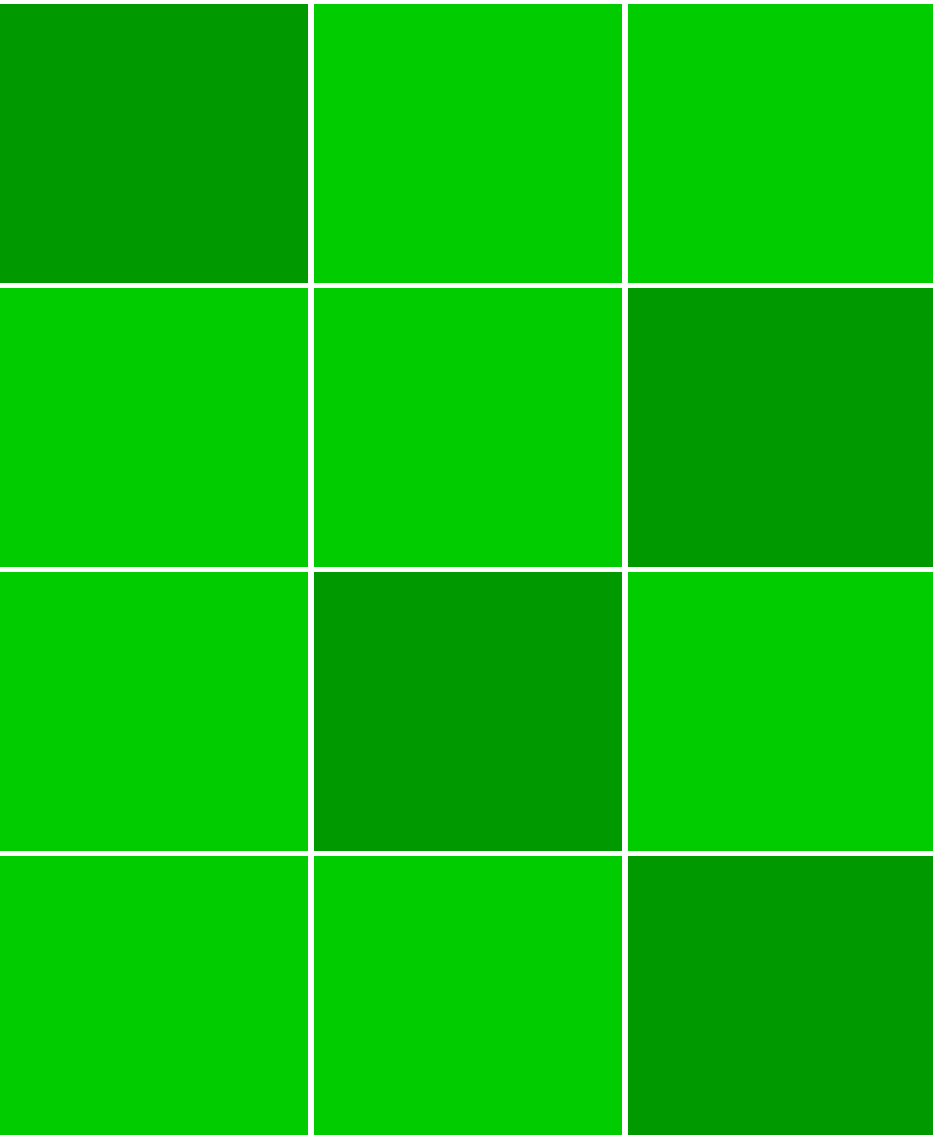




Loan Brochure
& Application
Form



Restoration Capital LLC
Phone: (703) 375-9937
Fax: (202) 204-4866
Email: loans@restorationcapital.com
www.RestorationCapital.com

Who We Are

Restoration Capital, LLC is Virginia's premier rehab and specialty finance lender. We offer real estate investors fast and flexible financing based on the value of the real estate being collateralized. As a result, you save both time and money.

Specializing In

At Restoration Capital, we specialize in creating underwriting and lending procedures that minimize your time and maximize your profits:

- Flexible Financing
- Quick Closings (5 days)
- No Minimum Down Payment
- Reduced Paperwork
- Exceptional Customer Service

Featured Loan Products

At Restoration Capital, we strive to build long-term relationships with our clients seeking fast non-conventional financing. If speed and flexibility are important to you, try one of our loan products and see what a difference we can make for you:

Traditional Rehab & Flip

Find a great property that needs a little work? When banks say no, we say yes.

Foreclosure Auction Purchase

Read about a great property being auctioned off at the courthouse? With trustees requiring settlement in less than 10 days, only Restoration Capital can guarantee on-time funding.

Cash-Out Refinance

Own an investment property with little or no debt? Use equity to fund your next project.

Custom Loan

Let us know what real estate project you have in mind and we'll create a loan just for you.

General Loan Guidelines

The following represents some of the general loan guidelines Restoration Capital offers on transactions:

LOAN TYPE:	Investment Purposes Only
PROPERTY TYPE:	Residential
LENDING AREA:	Virginia
LOAN SIZE:	\$25,000 - \$1,000,000
LOAN TERMS:	6 Months and 12 Months (extensions available)
INTEREST RATE:	Rates Starting at 12% Interest Only
LOAN FEES:	Fees Starting at 4%
LOAN-TO-VALUES:	Up to 70% of Property Value
DOWN PAYMENT:	- No Minimum Down - Additional Real Estate Can Be Used In Place of a Down Payment
PREPAYMENT:	Prepay Anytime, No Penalty
BORROWER TYPE:	Persons or Companies

Loan Application Directions

1) Fill out the "Loan Application Form" and "Authorization for Release of Credit and Other Information" on the following two pages. After completion, print and fax the application to (202) 204-4866. You may also email the application to loans@restorationcapital.com.

2) Mail your application fee. You may also contact us before mailing your loan application fee for details on how to expedite your loan request (703) 375-9937.

Loan Application Form

Property Information

Subject Property Address: _____

Property Description (Type, Size): _____

Property Condition: _____

Taxes: _____ HOA Fees: _____ Condo Fees: _____

Loan Purpose & Duration: _____

Purchase Price: _____ Loan Amount: _____ Closing Date: ___ / ___ / ___

Additional Collateral Offered (Address): _____

Existing Debt: _____ Estimated Fair Market Value: _____

Rehabs Completed To Date: _____ Referred By: _____

Borrower Information

Borrower Name: _____ FICO Score: _____

Home Address: _____

Email Address: _____ Phone: _____

Additional Guarantor

Guarantor Name: _____ FICO Score: _____



Loan Application Fee

Loan applications will be processed upon receipt of the application fee.

Application Fee: \$250.00

Checks Payable To: Restoration Capital, LLC

Checks Mailed To: Restoration Capital, LLC
42637 Bradfords Telegraph Ct
Chantilly, VA 20152

Authorization for Release of Credit and Other Information

To whom it may concern:

I have applied for a mortgage loan. I hereby authorize Restoration Capital LLC to verify and obtain information about; my past and present employment earnings records, bank accounts, stock holdings and any other asset balances that are needed to process my mortgage loan application. I further authorize Restoration Capital LLC to obtain a consumer credit report and verify and obtain other credit information, including past and present mortgage and or rental payment history. It is understood that a copy of this form will also serve as authorization. By typing my name below, I agree that this is valid as my signature.

Sincerely,

_____/_____/_____
Signature Date of Birth Social Security Number

_____/_____/_____
Signature Date of Birth Social Security Number

Privacy Act Notice to Borrower(s): This information is to be used by the agency collecting it or its assignees in determining whether you qualify as a prospective mortgagor under its loan program. It will not be disclosed outside the agency except as required or permitted by law. You do not have to provide this information, but if you do not, your application for approval as a prospective mortgagor may be delayed or rejected as a result.