

The Wealth Builder Loan

Presented by Keller Home Loans

The Wealth Builder Loan makes it easy for real estate investors to qualify for an investment property mortgage because we only underwrite the rental income, not your individual income. Purchases can be made in an LLC.

As a mortgage lender, we understand that real estate investing can be a challenging journey. That's why we're excited to introduce the Wealth Builder Loan. This program offers investors a flexible and creative solution to help them achieve their investment goals.

Our Wealth Builder Loan is tailored to investors who are self-employed or have difficulty qualifying for traditional financing due to high debt-to-income ratios. By focusing on the property's ability to generate income, we provide a financing solution that looks beyond your personal credit and income history.

With loan amounts up to \$2 million and a maximum LTV of 80%, we offer competitive rates and terms that suit your needs. Our quick and easy application process ensures a fast closing, so you can secure your investment property in no time.

We're committed to providing our clients with exceptional service and support. We understand the unique challenges that come with real estate investing, and our team is dedicated to helping you navigate the process.

Loan Features

- Down payments as low as 20%
- Credit scores as low as 640 FICO
- Minimum loan amount \$100k
- Maximum loan amount \$2M
- No personal income required to qualify and no tax returns
- Borrowers qualify based on rental analysis to determine property cash flow
- Residential properties only
- 1-4 Unit Properties
- Properties can be in LLC's name

If you're ready to take the next step in your real estate investment journey, contact us today to learn more about the Wealth Builder Loan. We're here to help you achieve your investment goals with confidence and ease.

*This is not a commitment to lend or extend credit. All loans are subject to credit approval. Programs subject to change without notice. Rates and terms are subject to change. APR may vary. Not all borrowers qualify for all programs, must meet underwriting guidelines and are subject to credit review and approval. For mortgage loans other than fixed loans, it is possible that the borrower's payment may increase substantially after consummation. The disclosed closing costs are estimates. Actual closing costs and the portion paid by Seller may vary.

To learn more, visit www.KWlends.com



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