

# The 48 Hour Hard Money Loan

I received a call at Noon on a Wednesday from Paul. Paul, a Fix and Flipper and Home Builder, had borrowed successfully from Mortgage Vintage before and was now building infill homes. Paul had purchased some land in Orange County and was in the middle of construction on five new homes and had paid for everything in cash so far. The borrower had pre-sold one of the under construction houses and was expecting a payment, however that payment was delayed and the delay placed the borrower/home builder into a “cash crunch” situation. The borrower needed money desperately to make his construction crew payroll on Friday.



Paul called on a Wednesday and asked if he could get a loan by Friday of the same week. The borrower could not quickly get a conventional loan or acquire a loan against the under construction houses as contractor lien releases would be required. While discussing the loan scenario over lunch, Paul mentioned that he owned a free and clear office condominium nearby. The borrower now had provided the required collateral for a hard money loan. We agreed to the loan terms over Tacos and cleared the decks for a loan to make Paul’s payroll commitment. Here is the timeline for a 48 hour loan:

Wednesday	Thursday	Friday
Finalize Terms Over Tacos	Preliminary Title Report Review	Funds Committed and wired from Lenders on CrowdTrustDeed.com
Open Escrow and order the Preliminary Title Report on the way to visit the subject property	Order Demand for Tax Lien	Loan Documents prepared and sent to Escrow. HOA, Insurance and final Title conditions cleared
Pictures of Collateral, Comp Verification, Lender Valuation	Order Credit Report	Borrower signs loan documents with mobile Notary
Write Term Sheet in Paul’s Office	Final loan conditions satisfied.	Loan Documents received by Lender and approved
Gather required loan documentation and conditions while at client’s office	Post the Trust Deed Opportunity on CrowdTrustDeed.com	Fund, Close and Record. Borrower receives funds and makes payroll.

Not all loans happen this quickly, but whether you are a borrower, broker or lender here are 5 Key items to recognize and resolve if you are looking for a 48 Hour loan vs. a 48 day loan process:

1. Understand Preliminary Title Report Priority Liens, Tax Liens, Judgements and Title Issues
2. Borrower response time for requested items
3. Order Payoff Demands immediately
4. If dealing with a Commercial property, have Phase I/Phase II Environmental No Further Action documentation
5. Quickly order or have Appraisals, Valuations or Broker Price Opinions ready

Do you have a tip to getting a loan funded quickly? We would like to know. Please submit a post on our [Mortgage Vintage, Inc. Facebook Page](#) or our [LinkedIn Company page](#). If you enjoy discussions like this, please sign up for our Linked in Group called [Southern California Trust Deed Investment Group](#) or our [CrowdTrustDeed Group](#).