



Key Solutions, LLC
P.O. Box 958 • Sykesville, MD • 21784
Phone: 410-234-2091 • Fax: 410-655-9535
info@keysolutionsllc.com
www.keysolutionsllc.com

Let Us Open Your Doors to Financial Freedom!

Hard Money Loans = Privately Financed Loans =
Bigger Returns with Less Risk

Features

Benefits

Quick Approval	<i>Able to move on deals faster</i>
Low documentation	<i>Easier and less paperwork</i>
Fast settlements	<i>Your offer is more attractive, able to start more quickly</i>
You use very little of your own \$\$	<i>Able to leverage and do more deals</i>
Finance purchase and repairs	<i>Enables you to finance majority of rehab</i>
Loan ratios can be 50 – 70% of ARV vs. Bank at 80% of purchase price	<i>Fewer out of pocket expenses</i>
No costs until settlement	<i>No risk of spending \$ and then being turned down</i>

Other Benefits to using a Private Lender

Cash and credit can be quickly used up in your 1st or 2nd deal using your own \$\$

Using only your own \$\$ limits your growth and liquidity

Using only your own \$\$ or credit could cause liquidity or solvency problems

Leave your \$\$ available for unforeseen expenses or emergencies

Maxing credit lines can reduce your credit score and make it harder to refinance

Private loans do not show up on your credit report