

# Your Investor Loan Process explained, in a **blink**

## Step 1

🕒 Step 1 Timeline: 3 – 27 minutes

### Pre-Approval

- Discuss your Investment Strategies
- Explore Loan Options - Low Rate / Cost, Blended
- **No Documents or Credit Inquiry Necessary!**

### ➔ Next Steps Before Step 2

- Complete your Investor Profile
- Provide your Supporting Documents
  - Entity Docs
  - IRS Returns
  - Asset Statements
  - Valid ID



## Step 2

🕒 Step 2 Timeline: 4 – 48 minutes

### Loan Commitment

- Analyze your Profile & Supporting Documents
- Confirm your Loan Options
- Get your *Pin Code*



**Always 3+ Options**

### ➔ Next Steps Before Step 3

- Shop for Insurance (Think Flood also!)
- Shop for Contractors (Are they insured?)
- Visit our office & meet your Blink Team



## Step 3

🕒 Step 3 Timeline: Instantly – TBD

### House Hunting

- Prospect. Market. Network. Repeat.
- Analyze deals. Analyze deals. Analyze deals.
- Receive Updates & Invitations

### ➔ Next Steps Before Step 4

- Find property, sign Contract & Open Title
- Complete Loan & Checklist Rehab Budget
- **Meet your Loan Processor**



## Step 4

🕒 Step 4 Timeline: 3 – 10 days

### Underwriting

- Analyze & Approve Property Verifications
  - : ARV, Title, Survey & Insurance (Flood)
- Review What To Expect Post Closing, Before Closing
  - : Closing Docs, Rehab Draws, Payments, Extensions & Junk Fees (Zero)
- Update & Finalize Information

### ➔ Next Steps Before Step 5

- Confirm final amount to closing
- Schedule day & time of closing



## Step 5

🕒 Step 5 Timeline: 26 – 49 minutes

### Funding

- Celebrate Final Loan Approval
- Send wire or cashiers check to the Title Company
- Always verify wiring instructions
- Sign the final documents & get your new keys!

### ➔ Next Steps After Step 5

- Start the Renovations & Rehab!
- Rinse & Repeat
- Consider leaving us a review

