



Broker Email Scripts – For Refinance

Hi **[Borrower Name]**,

Are you looking to take out your short-term, high-rate commercial mortgage with a more affordable solution?

Even in today's difficult market, my company is able to help you refinance that expensive bridge loan and secure a 30-year, fixed rate loan at a considerably lower monthly rate. Here are a few program basics:

- Loan Size: \$100,000 to \$2 million
- Terms: 5-Year ARM or 30-Year Fixed
- Loan-to-Value (LTV): Borrow up to 75% of your property's value
- Eligible Properties: multifamily, mixed-use, office, retail, warehouse/self-storage, light industrial, automotive, bar/restaurant, daycare center, mobile home park

The best part? You can get approved for financing without having to provide the personal tax return documentation that banks require.

If you own a commercial property and you are ready to take out a bridge loan with permanent financing, be sure to contact me today so we can discuss your options.

[Your Name]
[Company Name]
[Phone]
[Email]

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