



# **Your Listing is a Non-Warrantable Condo!**

## **We Have Financing Solutions That Work!**

At Augusta Financial, we specialize in helping real estate agents and their clients navigate the challenges of financing non-warrantable condos.

### **Why Does Non-Warrantability Matter?**

Non-warrantable condos can be more challenging to finance due to factors like:

- High HOA fees tied to financial instability.
- Complex resale due to limited financing options.
- Risk factors such as insufficient insurance, litigation, or investor concentration.

**But don't let financing challenges delay your sale—we can help!**

### **Financing Options for Non-Warrantable Condos:**

We work with **80+ lenders**, but only **3** can close **ALL non-warrantable condos**.

Here's what we offer:

- ✓ 10% Minimum Down Payment
- ✓ 660 Minimum Credit Score
- ✓ Bank Statement Loans Available (with 10% down)
- ✓ DSCR (Debt Service Coverage Ratio) Loans (with 20% down)

We close these loans **every day**—even when others can't!

### **Why Choose Augusta Financial?**

- 🔑 Save time and avoid aggravation with a team that understands non-warrantable condos.
- 🔑 Proven success in closing complex loans quickly and efficiently.
- 🔑 Trusted by agents across the state to deliver results.

### **📞 Call Us First and Get It Done Right!**

Let us help your buyers secure financing and move toward closing with confidence.

Contact Us Today!



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