OAK
FINANCE GROUP

Q: What is a Non-Recourse loan?

A: This is a loan in which the owner of the IRA is not personally liable for the repayment of the loan. Simply said, the bank's security is the property itself and there is no recourse against the owner of the IRA. In the event of default, the property is the only source of repayment.

Q: How do I apply for a Non-Recourse loan?

A: Complete the IRA Loan questionnaire and return to Oak Finance Group by email, fax, or mail.

Q: Who is eligible for a Non-Recourse loan?

A: Anyone who has the required 20% to 40% down payment available in their self-directed IRA. This is subject to underwriting approval which will include satisfactory review of the subject appraisal and liquidity verification.

Q: Can properties be held in a LLC?

A: Yes, this can be done. Please consult with your tax and/or legal advisor or IRA administrator.

Q: What is the processing time for a Non-Recourse loan?

A: Typical processing time is 30 to 45 days from application to close.

Q: What states are IRA loans available?

A: All 50 states.

Q: Can you set up my Self-directed IRA?

A: No. You will need to select your own administrator.

Q: Is there an income requirement for my rental property?

A: Yes. The property must generate net operating income that exceeds debt payments by 20% to 25%.

Q: Do you require an escrow account for property taxes and insurance?

A: In some cases.

Q: What type of rental properties are eligible for an IRA loan?

A: Single family residential, duplexes, 4-plexes, and multi-family.

Q: What terms are available?

A: 1 year interest only, 3, 5, 7, and 10 year balloons with up to 20 to 30 year amortizations are all available. 20 to 25 year fully amortizing loans are also available.

Q: What fees and costs will I pay for a Non-Recourse loan?

Fees will vary depending on many factors including the property and size of loan. Contact us for more information.

Q: What information will I need to include along with my questionnaire?

A: Please review the "Required Documentation Checklist" included with the information packet.