

5/15/2023

**1-SFR (1-4 units) Bridge Loan Credit Box**

| FICO | FN   | Heavy Rehab | Experience | Rate Range    | PURCHASE |       |       |       |                  | REFINANCE |       |     |
|------|------|-------------|------------|---------------|----------|-------|-------|-------|------------------|-----------|-------|-----|
|      |      |             |            |               | No Rehab | Rehab |       |       | Rehab & No Rehab |           |       |     |
|      |      |             |            |               |          | LTV   | LTV   | ARV   | LTC              | LTV       | ARV   | LTC |
| 850  | -10% | NA          | 0 5        | 11.000 12.000 | 65.0%    | 65.0% | 65.0% | 80.0% | 65.0%            | 65.0%     | 80.0% |     |
| to   | -10% | -5%         | 6 10       | 10.500 10.999 | 80.0%    | 85.0% | 70.0% | 85.0% | 70.0%            | 70.0%     | 85.0% |     |
| 740  | -10% | -2.5%       | > 10       | 10.000 10.499 | 80.0%    | 85.0% | 70.0% | 85.0% | 75.0%            | 70.0%     | 85.0% |     |
| 739  | -10% | NA          | 0 5        | 11.000 12.000 | 65.0%    | 65.0% | 65.0% | 80.0% | 65.0%            | 65.0%     | 80.0% |     |
| to   | -10% | -5%         | 6 10       | 10.500 10.999 | 80.0%    | 85.0% | 70.0% | 85.0% | 70.0%            | 70.0%     | 85.0% |     |
| 680  | -10% | -2.5%       | > 10       | 10.000 10.499 | 80.0%    | 85.0% | 70.0% | 85.0% | 75.0%            | 70.0%     | 85.0% |     |
| 679  | -10% | NA          | 0 5        | 11.000 12.000 | 65.0%    | 65.0% | 65.0% | 75.0% | 60.0%            | 65.0%     | 75.0% |     |
| to   | -10% | -5%         | 6 10       | 10.500 10.999 | 75.0%    | 80.0% | 65.0% | 80.0% | 65.0%            | 65.0%     | 80.0% |     |
| 650  | -10% | -2.5%       | > 10       | 10.000 10.499 | 75.0%    | 80.0% | 65.0% | 80.0% | 70.0%            | 65.0%     | 80.0% |     |
| 649  | -10% | NA          | 0 5        | 11.000 12.000 | 65.0%    | 65.0% | 60.0% | 70.0% | 55.0%            | 60.0%     | 70.0% |     |
| to   | -10% | -5%         | 6 10       | 10.500 10.999 | 70.0%    | 75.0% | 60.0% | 75.0% | 60.0%            | 60.0%     | 75.0% |     |
| 600  | -10% | -2.5%       | > 10       | 10.000 10.499 | 70.0%    | 75.0% | 60.0% | 75.0% | 65.0%            | 60.0%     | 75.0% |     |

**1-SFR (1-4) Bridge Loan Eligibility Rules**

|    |                           |    |           |               |
|----|---------------------------|----|-----------|---------------|
| 1  | Loan Amount               | <= | 3,000,000 |               |
| 2a | LTV                       | <= | 85.0%     |               |
| 2b | ARV                       | <= | 70.0%     |               |
| 2c | LTC                       | <= | 85.0%     |               |
| 3  | Cashout                   | <= | 70%       | <= 1,000,000  |
| 4  | Realtor Experience        | >= | 1         |               |
| 5  | GC Experience             | >= | 1         |               |
| 6  | 0-5 Experience            | <= | 50%       | As is Value   |
| 7  | Heavy Rehab               | >= | 50%       | As is Value   |
| 8  | Refi: Incomplete Projects |    | -10.0%    | LTV, ARV, LTC |

Note: 0 - 5 experience tiers require 6 months of payment reserves on all transaction types, 6 and greater experience tiers require 6 months payment reserves on refinance transactions only.

**1-SFR (1-4) Bridge Minimum Points**

| Purchase & Refinance |            |    |            |
|----------------------|------------|----|------------|
| FICO                 | Experience |    | Min Points |
| 850                  | 0          | 5  | 2.00%      |
| to                   | 6          | 10 | 1.25%      |
| 740                  | >          | 11 | 1.00%      |
| 739                  | 0          | 5  | 2.00%      |
| to                   | 6          | 10 | 1.25%      |
| 680                  | >          | 11 | 1.00%      |
| 679                  | 0          | 5  | 2.00%      |
| to                   | 6          | 10 | 1.25%      |
| 650                  | >          | 11 | 1.00%      |
| 649                  | 0          | 5  | 2.00%      |
| to                   | 6          | 10 | 1.25%      |
| 600                  | >          | 11 | 1.00%      |