

3/7/2023

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	12.500 12.500	65.0%	65.0%	60.0%	80.0%	65.0%	60.0%	80.0%	
to	-10%	-5%	6 10	9.499 10.999	80.0%	85.0%	65.0%	85.0%	70.0%	65.0%	85.0%	
740	-10%	-2.5%	> 10	8.999 9.999	80.0%	85.0%	65.0%	85.0%	75.0%	65.0%	85.0%	
739	-10%	NA	0 5	12.500 12.500	65.0%	65.0%	60.0%	80.0%	65.0%	60.0%	80.0%	
to	-10%	-5%	6 10	9.499 10.999	80.0%	85.0%	65.0%	85.0%	70.0%	65.0%	85.0%	
680	-10%	-2.5%	> 10	8.999 9.999	80.0%	85.0%	65.0%	85.0%	75.0%	65.0%	85.0%	
679	-10%	NA	0 5	12.500 12.500	65.0%	65.0%	60.0%	75.0%	60.0%	60.0%	75.0%	
to	-10%	-5%	6 10	9.499 10.999	75.0%	80.0%	60.0%	80.0%	65.0%	60.0%	80.0%	
650	-10%	-2.5%	> 10	8.999 9.999	75.0%	80.0%	60.0%	80.0%	70.0%	60.0%	80.0%	
649	-10%	NA	0 5	12.500 12.500	65.0%	65.0%	55.0%	70.0%	55.0%	55.0%	70.0%	
to	-10%	-5%	6 10	9.499 10.999	70.0%	75.0%	55.0%	75.0%	60.0%	55.0%	75.0%	
600	-10%	-2.5%	> 10	8.999 9.999	70.0%	75.0%	55.0%	75.0%	65.0%	55.0%	75.0%	

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

1	Loan Amount	<=	3,000,000	
2a	LTV	<=	85.0%	
2b	ARV	<=	75.0%	
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	3.00%
to	6	10	1.25%
740	>	11	0.75%
739	0	5	3.00%
to	6	10	1.25%
680	>	11	0.75%
679	0	5	3.00%
to	6	10	1.25%
650	>	11	0.75%
649	0	5	3.00%
to	6	10	1.25%
600	>	11	0.75%