

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	11,999 12,499	70.0%	70.0%	60.0%	80.0%	65.0%	60.0%	80.0%	
to	-10%	-5%	6 10	9,999 11,499	80.0%	85.0%	65.0%	85.0%	70.0%	65.0%	85.0%	
740	-10%	-2.5%	> 10	9,500 10,499	80.0%	85.0%	65.0%	85.0%	75.0%	65.0%	85.0%	
739	-10%	NA	0 5	11,999 12,499	70.0%	70.0%	60.0%	80.0%	65.0%	60.0%	80.0%	
to	-10%	-5%	6 10	9,999 11,499	80.0%	85.0%	65.0%	85.0%	70.0%	65.0%	85.0%	
680	-10%	-2.5%	> 10	9,500 10,499	80.0%	85.0%	65.0%	85.0%	75.0%	65.0%	85.0%	
679	-10%	NA	0 5	11,999 12,499	70.0%	70.0%	60.0%	75.0%	60.0%	60.0%	75.0%	
to	-10%	-5%	6 10	9,999 11,499	75.0%	80.0%	60.0%	80.0%	65.0%	60.0%	80.0%	
650	-10%	-2.5%	> 10	9,500 10,499	75.0%	80.0%	60.0%	80.0%	70.0%	60.0%	80.0%	
649	-10%	NA	0 5	11,999 12,499	65.0%	65.0%	55.0%	70.0%	55.0%	55.0%	70.0%	
to	-10%	-5%	6 10	9,999 11,499	70.0%	75.0%	55.0%	75.0%	60.0%	55.0%	75.0%	
600	-10%	-2.5%	> 10	9,500 10,499	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	<=	70.0% <= 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	Ref: Incomplete Projects	-10.0%	LTV, ARV, LTC

1-SFR (1-4) Bridge Minimum Points			
Purchase & Refinance			
FICO	Experience	Min Points	
850	0 5	3.00%	
to	6 10	2.00%	
740	≥ 11	1.50%	
739	0 5	3.00%	
to	6 10	2.00%	
680	≥ 11	1.50%	
679	0 5	3.00%	
to	6 10	2.00%	
650	≥ 11	1.50%	
649	0 5	3.00%	
to	6 10	2.00%	
600	≥ 11	1.50%	

2-MULTI-FAMILY (5-29 units) Bridge Loan Credit Box													
FICO	FN	Heavy Rehab	Experience	Rate Range	PURCHASE			REFINANCE					
					No Rehab	Rehab			Rehab & No Rehab				
						LTV	ARV	LTC	LTV	ARV	LTC		
850	-10%	NA	0 5	11,999 12,499	70.0%	70.0%	60.0%	80.0%	60.0%	60.0%	80.0%		
to	-10%	-5%	6 10	9,999 11,499	80.0%	75.0%	65.0%	85.0%	65.0%	65.0%	85.0%		
740	-10%	-2.5%	> 10	9,500 10,499	80.0%	80.0%	65.0%	85.0%	75.0%	65.0%	85.0%		
739	-10%	NA	0 5	11,999 12,499	70.0%	70.0%	60.0%	80.0%	60.0%	60.0%	80.0%		
to	-10%	-5%	6 10	9,999 11,499	80.0%	75.0%	65.0%	85.0%	65.0%	65.0%	85.0%		
680	-10%	-2.5%	> 10	9,500 10,499	80.0%	80.0%	65.0%	85.0%	75.0%	65.0%	85.0%		
679	-10%	NA	0 5	11,999 12,499	70.0%	70.0%	60.0%	75.0%	55.0%	60.0%	75.0%		
to	-10%	-5%	6 10	9,999 11,499	75.0%	70.0%	60.0%	80.0%	60.0%	60.0%	80.0%		
650	-10%	-2.5%	> 10	9,500 10,499	75.0%	75.0%	60.0%	80.0%	70.0%	60.0%	80.0%		
649	-10%	NA	0 5	11,999 12,499	65.0%	65.0%	55.0%	70.0%	50.0%	55.0%	70.0%		
to	-10%	-5%	6 10	9,999 11,499	70.0%	65.0%	55.0%	75.0%	55.0%	55.0%	75.0%		
600	-10%	-2.5%	> 10	9,500 10,499	70.0%	70.0%	55.0%	75.0%	65.0%	55.0%	75.0%		

Note: 0-2 experience allowed if property is professionally managed & any rehab must be performed by a licensed contractor.

2-Multi-Family (5-29) Bridge Loan Eligibility Rules			
1	Loan Amount	>=	250,000 <= 3,000,000
2	Cashout	<=	70.0% <= 1,000,000
3	0-5 Experience		Management Discretion
4	6-10 Experience	<=	15 Units

2-Multi-Family (5-29) Bridge Minimum Points			
Purchase & Refinance			
FICO	Experience	Min Points	
850	0 5	3.00%	
to	3 6	2.00%	
740	≥ 11	1.50%	
739	0 2	3.00%	
to	3 6	2.00%	
680	≥ 11	1.50%	
679	0 2	3.00%	
to	3 6	2.00%	
650	≥ 11	1.50%	
649	0 2	3.00%	
to	3 6	2.00%	
600	≥ 11	1.50%	

3-DSRCR (1-4 units) Long Term Loan Credit Box												
Minimum FICO	≥ 750	≥ 725	≥ 700	≥ 675	≥ 650	≥ 625	≥ 600	≥ 575				
≤ 50% LTV	7.375%	7.500%	7.625%	7.999%	8.250%	8.500%	9.125%	9.625%				
≤ 60% LTV	7.375%	7.500%	7.625%	7.999%	8.375%	8.875%	9.625%	10.125%				
≤ 65% LTV	7.500%	7.625%	7.750%	8.250%	8.500%	9.125%	9.875%	10.250%				
≤ 70% LTV	7.625%	7.750%	7.875%	8.375%	8.625%	9.250%						
≤ 75% LTV	7.999%	8.125%	8.375%	8.750%	9.375%	9.500%						
≤ 80% LTV	8.625%	8.750%	8.875%	9.125%								
CLTV	80%	80%	80%	80%	75%	75%	65%	65%				
Max Mgt Late (12-Mth)	0 x 30	0 x 30	0 x 30	1 x 30	1 x 30	0 x 60	0 x 60	0 x 90				
BKFC	> 3 Years	> 3 Years	> 3 Years	> 2 Years	> 2 Years	> 2 Years	> 2 Years	> 1 Year				
SS/DL	> 2 Years	> 2 Years	> 1 Year	> 1 Year	Settled	Settled	Settled					
Margin	3.000%	3.250%	3.500%	3.750%	4.000%	4.250%	4.250%	5.000%				

3-DSRCR (1-4 units) Long Term Loan Eligibility Rules			
ADJUSTMENTS	RATE	NOTES	
1 Program Terms	--	Select 5/1 ARM, 7/1 ARM, or 30-Year Fixed - all same pricing	
2 Cash-Out Refinance	0.250%	Apply for all LTVs	
3 Interest Only (5-yr)	0.250%	30-Term, Min Loan ≥\$250K, minimum credit score 650, Avail on 5/1 or 7/1	
4 Interest Only (10-yr)	0.375%	Fixed Rate 40-Term, Min Loan ≥\$250K, minimum credit score 650	
5 ITN	0.500%	\$1M max loan amt - refer to ITN matrix for max LTV/CLTV	
6 Non Permanent Resident Alien	0.375%	\$1M Max Loan Amount. Unexpired Visa and EAD required.	
7 Foreign Nationals	0.375%	Investor Property Only, Max 70% Purc / 65% Refi, Price at 700 FICO	
8 FB/Mod Taken ≤6 Mth	0.375%	-10% LTV/CLTV (max CLTV per tier), 12-Months Reserves, Additional Guidelines	
9 < \$150,000	0.375%		
10 > \$750K TO < \$2.0M	-0.500%	Subject to applicable Floor Rates	
11 > \$1.5M < \$2.0M	--	Minimum 650 FICO, Max Cash-in-Hand ≥65% LTV is \$500,000	
12 > \$2.0M < \$3.0M	0.125%	Minimum 700 FICO, Max Cash-in-Hand ≥65% LTV is \$500,000, DSCR for all must be >1.1:1.0	
13 Non Warr Condo	0.375%	Purch -5% & Refi -10% LTV/CLTV (max CLTV per tier)	
14 Condolet / PUDtel	0.750%	Purch 70% & Refi 65% Max LTV/CLTV - must have > 1.0 DSCR	
15 2 Unit Property	--		
16 3-4 Unit Property	-0.125%	Subject to applicable Floor Rates	
17 DSCR: ≥0.90 TO <1.00	0.625%	-10% LTV / CLTV (max CLTV per tier)	
18 DSCR: ≥0.80 TO <0.90	1.000%	-15% LTV / CLTV (max CLTV per tier)	
19 Short-Term Rentals	0.375%	INV Prop Rented short term / nightly basis, Max 75% Purc / 70% Refi LTV/CLTV	
20 Adult Care Facility	0.375%	Max 75% Purchase / 70% Refi. LTV/CLTV. Minimum 600 FICO	
21 Rural Property	0.625%	Purch 70% & Refi 65% Max LTV/CLTV, \$750k max loan amt, Min 650 FICO, Minimum 1:1 DSCR	
22 Manufactured Homes	--	Purch 70% & Refi 65% Max LTV/CLTV	
23 5-Year Prepay (5s)	-0.375%	All INV: 5% / 5% / 5% / 5% Prepayment Penalty	
24 5-Year Prepay (5s)	--	All INV: 5% / 4% / 3% / 2% / 1% Sequential Stepdown Prepayment Penalty	
25 3-Year Prepay (3s)	--	All INV: 5% / 5% / 5% Prepayment Penalty	
26 3-Year Prepay	0.250%	All INV: 3% / 3% / 3% Prepayment Penalty	
27 2-Year Prepay	0.500%	All INV: 3% / 3% Prepayment Penalty	
28 1-Year Prepay	0.750%	All INV: 3% Prepayment Penalty	
29 Buy Out Prepay	1.50 pt	Note PPP restrictions on second page	
30 CEMA Transaction	0.250%		
31 Impound Waiver	0.250%	Note waiver restrictions on second page	

4- MULTI-FAMILY (5-24) Long Term Loan Credit Box						
Minimum FICO	≥ 750	≥ 725	≥ 700	≥ 675	≥ 650	≥ 625
Floor by Tier	7.999%	8.250%	8.375%	8.625%	8.999%	9.375%
≤ 50% LTV	7.999%	8.250%	8.375%	8.625%	8.999%	9.375%
≤ 60% LTV	8.250%	8.500%	8.625%	8.875%	9.250%	9.625%
≤ 65% LTV	8.375%	8.625%	8.875%	9.125%	9.500%	9.750%
≤ 70% LTV	8.625%	8.875%	9.125%	9.375%	9.750%	
Max LTVs	70%	70%	70%	70%	70%	65%
Purch / RT Refi	65%	65%	65%	65%	65%	65%
CO Refinance	70%	70%	70%	70%	70%	65%
CLTV	70%	70%	70%	70%	70%	65%

4- Multi-Family (5-24) Long Term Loan Eligibility Rules			
ADJUSTMENTS	RATE	FEE	NOTES
1 Cash-Out Refinance	0.375%	--	1.25 DSCR Minimum
2 Interest Only	0.250%	--	≥ \$500k; ≤70% LTV; ≥1.25 DSCR; 5-year period
3 DSCR: ≥ 1.75	-0.500%	--	Purchase transactions only
4 DSCR: 1.10 - 1.24	0.250%	--	Max 70% LTV
5 DSCR: 1.00 - 1.09	0.500%	--	Max 65% LTV, Minimum BB tier
7 <\$500,000	0.250%	--	
8 Foreign National	0.500%	--	Price at "A" grade; Max 70% LTV; 1.25 DSCR Minimum
9 Short-Term Rentals	0.500%	--	-5% LTV
10 Student Housing	0.375%	--	> 20% Student Units; ≥1.2 DSCR; ≥12-mo. Leases
11 5-Year Prepay (5s)	--	--	All INV: 5% / 5% / 5% / 5% Prepayment Penalty
12 3-Year Prepay (3s)	0.250%	--	5 / 5 / 5 Prepayment Penalty
13 NY Transactions	0.375%	--	
14 CEMA Transactions	0.250%	--	CEMA fees paid by Borrower at closing
15 Buy Out Prepay	--	2.0%	Subject to Senior Management Approval
16 Entity Redraw	--	\$ 795.00	If entity changes & loan docs required to be redrawn
17 Multifamily Residential Properties with 5-24 Units or as defined in respective jurisdiction			
18 General Commercial Narrative Appraisal. May use 71A or 71B <\$3.0M loan amount or +15 Units			
19 30 Year Amortization & Term			
20 Interest Only Loans are 5-Year IO Payment & 25-Years Fully Amortized - Qualifies under fully amort			
21 Entities Only			
22 Guarantors:	Total Net Worth of ≥50% of requested loan amount.		
	Minimum 6-Months P&I in Reserve		
24 Credit:	Min 48-mths from Bankruptcies, Foreclosures, Deed-in-Lieu, or Short Sales		
	Mortgage Lates: No 30 last 6 mths, 1 max 30 last 12 mths, no 60+ last 24-months.		
25 ACH For for Payments			
26 Business Entities require ACH - Lender Credit is not applicable.			