

5/15/2023

1-SFR (1-4 units) Bridge Loan Credit Box													1-SFR (1-4) Bridge Purchase & Refinance			
FICO	FN	Heavy Rehab	Experience	Rate Range	PURCHASE				REFINANCE			FICO	Experience	Points	*Point Buy Out Ratio	
					No Rehab	Rehab			Rehab & No Rehab							
						LTV	LTV	ARV	LTC	LTV	ARV					LTC
850  to  740	-10%	NA	0 2	12.000	65.0%	65.0%	65.0%	80.0%	65.0%	65.0%	80.0%	850	0 2	2.25%	2:1	
	-10%	NA	3 5	11.000	65.0%	65.0%	65.0%	80.0%	65.0%	65.0%	80.0%	0	3 5	2.00%	2:1	
	-10%	-5%	6 7	10.875	80.0%	85.0%	70.0%	85.0%	70.0%	70.0%	85.0%	to	6 7	1.75%	2:1	
	-10%	-5%	8 10	10.500	80.0%	85.0%	70.0%	85.0%	70.0%	70.0%	85.0%	0	8 10	1.25%	2:1	
740	-10%	-3%	> 11	10.000	80.0%	85.0%	70.0%	85.0%	75.0%	70.0%	85.0%	740	> 11	1.00%	2:1	
739  to  680	-10%	NA	0 2	12.000	65.0%	65.0%	65.0%	80.0%	65.0%	65.0%	80.0%	739	0 2	2.25%	2:1	
	-10%	NA	3 5	11.000	65.0%	65.0%	65.0%	80.0%	65.0%	65.0%	80.0%	0	3 5	2.00%	2:1	
	-10%	-5%	6 7	10.875	80.0%	85.0%	70.0%	85.0%	70.0%	70.0%	85.0%	to	6 7	1.75%	2:1	
	-10%	-5%	8 10	10.500	80.0%	85.0%	70.0%	85.0%	70.0%	70.0%	85.0%	0	8 10	1.25%	2:1	
680	-10%	-3%	> 11	10.000	80.0%	85.0%	70.0%	85.0%	75.0%	70.0%	85.0%	680	> 11	1.00%	2:1	
679  to  650	-10%	NA	0 5	12.000	65.0%	65.0%	65.0%	75.0%	60.0%	65.0%	75.0%	679	0 2	2.25%	2:1	
	-10%	NA	0 5	11.000	65.0%	65.0%	65.0%	75.0%	60.0%	65.0%	75.0%	0	3 5	2.00%	2:1	
	-10%	-5%	6 10	10.875	75.0%	80.0%	65.0%	80.0%	65.0%	65.0%	80.0%	to	6 7	1.75%	2:1	
	-10%	-5%	6 10	10.500	75.0%	80.0%	65.0%	80.0%	65.0%	65.0%	80.0%	0	8 10	1.25%	2:1	
650	-10%	-3%	> 11	10.000	75.0%	80.0%	65.0%	80.0%	70.0%	65.0%	80.0%	650	> 11	1.00%	2:1	
649  to  600	-10%	NA	0 5	12.000	65.0%	65.0%	60.0%	70.0%	55.0%	60.0%	70.0%	649	0 2	2.25%	2:1	
	-10%	NA	0 5	11.000	65.0%	65.0%	60.0%	70.0%	55.0%	60.0%	70.0%	0	3 5	2.00%	2:1	
	-10%	-5%	6 10	10.875	70.0%	75.0%	60.0%	75.0%	60.0%	60.0%	75.0%	to	6 7	1.75%	2:1	
	-10%	-5%	6 10	10.500	70.0%	75.0%	60.0%	75.0%	60.0%	60.0%	75.0%	0	8 10	1.25%	2:1	
600	-10%	-3%	> 11	10.000	70.0%	75.0%	60.0%	75.0%	65.0%	60.0%	75.0%	600	> 11	1.00%	2:1	

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

Payment Reserve Matrix			
Experience		Months Reserves	
		Purch	Refi
0	2	6	6
3	5	3	6
6	7	0	6
8	10	0	3
11+	0	0	3