

1-SFR (1-4 units) Short Term Bridge Leverage Ratios & Pricing														
FICO	FN	Heavy Rehab	Exp.	Rate	PURCHASE				REFINANCE			Acra Points & Buy Out Ratio		
					No Rehab	Rehab			Rehab & No Rehab			Points	Ratio	
					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%	2.25%	2:1	
	-10%	NA	3 5	11.000	75.0%	75.0%	70.0%	80.0%	75.0%	70.0%	80.0%	2.00%	2:1	
	-10%	-5%	6 7	10.875	80.0%	85.0%	70.0%	85.0%	80.0%	70.0%	85.0%	1.75%	2:1	
	-10%	-5%	8 10	10.500	80.0%	85.0%	70.0%	85.0%	80.0%	70.0%	85.0%	1.25%	2:1	
	-10%	-2.5%	≥ 11	10.000	80.0%	85.0%	70.0%	85.0%	80.0%	70.0%	85.0%	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%	2.25%	2:1	
	-10%	NA	3 5	11.000	75.0%	75.0%	70.0%	80.0%	70.0%	65.0%	80.0%	2.00%	2:1	
	-10%	-5%	6 7	10.875	80.0%	85.0%	70.0%	85.0%	70.0%	70.0%	85.0%	1.75%	2:1	
	-10%	-5%	8 10	10.500	80.0%	85.0%	70.0%	85.0%	70.0%	70.0%	85.0%	1.25%	2:1	
	-10%	-2.5%	≥ 11	10.000	80.0%	85.0%	70.0%	85.0%	75.0%	70.0%	85.0%	1.00%	2:1	
679 to 650	-10%	NA	0 2	12.000	65.0%	65.0%	65.0%	75.0%	60.0%	65.0%	75.0%	2.25%	2:1	
	-10%	NA	3 5	11.000	70.0%	70.0%	65.0%	75.0%	65.0%	65.0%	75.0%	2.00%	2:1	
	-10%	-5%	6 7	10.875	75.0%	80.0%	65.0%	80.0%	65.0%	65.0%	80.0%	1.75%	2:1	
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	-10%	-2.5%	≥ 11	10.000	75.0%	80.0%	65.0%	80.0%	70.0%	65.0%	80.0%	1.00%	2:1	
649 to 600	-10%	NA	0 2	12.000	65.0%	65.0%	60.0%	70.0%	55.0%	60.0%	70.0%	2.25%	2:1	
	-10%	NA	3 5	11.000	65.0%	65.0%	60.0%	70.0%	55.0%	60.0%	70.0%	2.00%	2:1	
	-10%	-5%	6 7	10.875	70.0%	75.0%	60.0%	75.0%	60.0%	60.0%	75.0%	1.75%	2:1	
	-10%	-5%	8 10	10.500	70.0%	75.0%	60.0%	75.0%	60.0%	60.0%	75.0%	1.25%	2:1	
	-10%	-2.5%	≥ 11	10.000	70.0%	75.0%	60.0%	75.0%	65.0%	60.0%	75.0%	1.00%	2:1	

1-SFR (1-4) Short Term Bridge Loan Eligibility Rules													
1	Loan Amount											≤	3,000,000
2a	AIV LTV											≤	85.0%
2b	ARV LTV											≤	70.0%
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	Refi: Incomplete Projects											-10.0%	LTV, ARV, LTC
9	Rehab budgets ≥ \$500k												require exception approval by exec. mgt.
10	Rehab budgets ≥ \$500k												require the following:
	a) Rehab work to be through a licensed general contractor.												
	b) All required permits must be issued to the project prior to funding.												
	c) Minimum loan term of 18 months.												

Initial Funding AIV LTV Limit	
≤ \$1.0 mm	85%
> \$1.0 to \$1.5 mm	80%
> \$1.5 to \$2.0 mm	75%
> \$2.0 mm	70%

Months Pmt Reserves		
Exp.	Purch	Refi
0-2	6	6
3-5	3	6
6-7	0	6
8-10	0	3
11+	0	3

2-MULTI-FAMILY (5-29 units) Short Term Bridge Leverage Ratios & Pricing														
FICO	FN	Heavy Rehab	Exp.	Rate	PURCHASE				REFINANCE			Acra Points & Buy Out Ratio		
					No Rehab	Rehab			Rehab & No Rehab					
					LTV	LTV	ARV	LTC	LTV	ARV	LTC	Points	Ratio	
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	-10%	-2.5%	≥ 11	10.999	75.0%	75.0%	70.0%	85.0%	75.0%	70.0%	85.0%	1.25%	2:1	
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	-10%	-2.5%	≥ 11	10.999	75.0%	75.0%	70.0%	85.0%	75.0%	70.0%	85.0%	1.25%	2:1	
679 to 650	-10%	NA	0 5	12.000	65.0%	65.0%	65.0%	75.0%	65.0%	65.0%	75.0%	2.75%	2:1	
	-10%	-5%	6 10	11.500	70.0%	70.0%	65.0%	80.0%	70.0%	65.0%	80.0%	2.25%	2:1	
	-10%	-2.5%	≥ 11	10.999	70.0%	70.0%	65.0%	80.0%	70.0%	65.0%	80.0%	1.75%	2:1	
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	-10%	-5%	6 10	11.500	65.0%	65.0%	60.0%	75.0%	65.0%	60.0%	75.0%	2.25%	2:1	
	-10%	-2.5%	> 11	10.999	65.0%	65.0%	60.0%	75.0%	65.0%	60.0%	75.0%	1.75%	2:1	

2-Multi-Family (5-29) Short Term Bridge Loan Eligibility Rules													
1	Loan Amount											≥	250,000 ≤ 3,000,000
2	Cashout											≤	70.0% ≤ 1,000,000
3	6-10 Exp.											≤	15 Units
4	0-2 Experience-underwriting discretion and may be allowed if:												
	a) managed by a property managment company.												
	b) all rehab work to be completed by a licensed contractor.												
5	0 - 5 exp tiers require 6 months of payment reserves on all transaction types.												
6	6 + exp. require 6 months payment reserves on refinance transactions only.												
7	Rehab budgets ≥ \$500k												require exception approval by executive mgt.
8	Rehab budgets ≥ \$500k												require the following:
	a) Rehab work to be through a licensed general contractor.												
	b) All required permits must be issued to the project prior to funding.												
	c) Minimum loan term of 18 months.												

* Example- 1.0% reduction in points is a 2.0% increase to rate.