



FIX & FLIP / STABILIZED BRIDGE CREDIT BOX SINGLE-FAMILY 1-4 UNITS

		PURCHASE	PURCHASE & REHAB			REFINANCE			HEAVY REHAB (LTV, ARV, LTC)
EXPERIENCE	RATE RANGE	LTV	LTV	ARV	LTC	LTV	ARV	LTC	
0-2	8.5% - 11.99%	75%	80-85%	70%	80-85%	65%	70%	80%	N/A
3-9	7.50% - 9.99%	80%	90%	75%	90%	75%	75%	90%	-5%
10+	7.25% - 8.49%	80%	90%	80%	90%	80%	80%	90%	-2.5%
FICO 600-649	N/A	-10%	-10%	-10%	-10%	-10%	-10%	-10%	
FICO 650-679	N/A	-5%	-5%	-5%	-5%	-5%	-5%	-5%	
FICO ≥ 740	N/A	+2.5%	+2.5%	+2.5%	+2.5%	+2.5%	+2.5%	+2.5%	

LTV = Loan-to-Value | ARV = After-Repair Value | LTC = Loan-To-Cost

GENERAL INFORMATION

- **Min. Loan Amount:** \$75,000 w/ Rehab; \$100,000 w/ no Rehab
- **Max. Loan Amount:** \$4 million
- **Max. Percentages (including additions):**
90% LTV, 80% ARV, 90% LTC
- **Cash-Out:** 70% Max. LTV; > \$1 million may require LTV reductions
- **Experience:** number of properties sold/owned w/ in last 3 years (non-owner occupied only)
- **Realtor/Real Estate Agent License:** +1 Experience;
General Contractor License: +1 Experience
- **Max. Points:** 4 total (including Broker and Lender)
- **0-2 Experience:** Rehab Budget cannot exceed 50% of As-Is-Value
- **Rehab available on Refinances**
- **Heavy Rehab:** ≥ 50% of As-is-Value and/or 20% sq. ft. being added (requires Feasibility Report)
- **Refinances for "Mid-Swing" (incomplete projects):**
require -5% LTV, ARV, and LTC reduction
- **Foreign National:** -10% on LTV, ARV, and LTC
- **2nd Appraisal:** required for transactions ≥ \$2 million

****Any exceptions subject to Management discretion****

Contact Us Today to Learn More

(888) 800-7661 | acrafixandflip.com

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