



FIX & FLIP / STABILIZED BRIDGE CREDIT BOX

MULTIFAMILY 5-29 UNITS

		PURCHASE		PURCHASE & REHAB		REFINANCE			HEAVY REHAB (LTV, ARV, LTC)
EXPERIENCE	RATE RANGE	LTV	LTV	ARV	LTC	LTV	ARV	LTC	
3	8.5% - 11.99%	75%	75%	70%	80%	60%	70%	80%	N/A
4-9	7.50% - 9.99%	80%	80%	75%	90%	70%	75%	90%	-5%
10+	7.25% - 8.49%	85%	85%	75%	90%	70%	75%	90%	-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:** \$250,000 and/or \$35,000/door
- **Max. Loan Amount:** \$7.5 million
- **Max. Percentages (including additions):**
85% LTV, 75% ARV, 90% LTC
- **Cash-Out:** 70% Max. LTV; > \$1 million may require LTV reductions
- **Experience:** number of SFR 3+ Unit properties sold/owned w/ in the last 3 years (non-owner occupied only)
- **Realtor/Real Estate Agent License:** +1 Experience;
General Contractor License: +1 Experience
- **0-2 Experience:** Subject to Management discretion (additional requirements will apply)
- **Max. Points:** 4 total - including Broker and Lender (Zero-point pricing available)
- **3 Experience:** 15-Unit maximum; Rehab Budget cannot exceed 50% of As-Is-Value
- **10+ Experience:** < \$1 million = 85% Max. LTV; ≥ \$1 million = 80% Max LTV (including additions)
- **Rehab available on Refinances**
- **Heavy Rehab:** ≥ 50% of As-is-Value and/or 20% sq. ft. being added (requires Feasibility Report)
- **Environmental Survey:** required for all multifamily properties
- **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 ≥ \$3 million

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

Contact Us Today to Learn More

(888) 800-7661 | acrafixandflip.com

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