



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
- **Rehab Transactions:** appraisal to be ordered by Acra
- **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 and Environmental Survey)
- **Refinances for "Mid-Swing" (incomplete) projects:** subject to Management discretion and 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 | acralfixandflip.com

Acra Lending is a dba name of Citadel Servicing Corporation 25531 Commercentre Dr., Ste 160, Lake Forest, CA 92630; (888)-800-7661 ("CSC") NMLS ID# 144549, Licensed under Arizona Mortgage Bankers License #1034431, California Department of Financial Protection and Innovation under the California Residential Mortgage Lending Act license #41DBO-74196, Finance Lenders License # 60DB094450, CA-DRE #01799059, Minnesota Residential Mortgage Originator License Other Trade Name #1 MN-MO-144549.1, Nevada Mortgage Company License ##4414, North Carolina Mortgage Lender License # L-160722, Oregon Mortgage Lending License # ML-5599, Tennessee Mortgage License # 125315, Utah-DRE Mortgage Entity License - Other Trade Name #1 12074249. For mortgage professionals only. This information is intended for real estate and mortgage lending professionals for informational purposes only in accordance with local laws and regulations and is not intended to be legal or professional advice. For legal and professional advice on applicable state and local licensing requirements that apply to you, please contact an attorney. Acra Lending is an equal opportunity lender. Rates, terms, and programs subject to change without notice. Offer of credit subject to credit approval per applicable underwriting and program guidelines, applicant eligibility, and market conditions. Not all applicants may qualify. Not valid in the following states: AK, ND, SD, and WV.

