

3/10/2023

| 2-MULTI-FAMILY (5-29 units) Bridge Loan Credit Box | | | | | | | | | | | | | |
|--|------|-------------|------------|----|------------|--------|----------|-------|-------|-------|------------------|-------|-------|
| FICO | FN | Heavy Rehab | Experience | | Rate Range | | PURCHASE | | | | REFINANCE | | |
| | | | | | | | No Rehab | Rehab | | | Rehab & No Rehab | | |
| | | | | | | | | LTV | LTV | ARV | LTC | LTV | ARV |
| 850 | -10% | NA | 0 | 5 | 12.500 | 12.500 | 65.0% | 65.0% | 60.0% | 80.0% | 60.0% | 60.0% | 80.0% |
| to | -10% | -5% | 6 | 10 | 9.499 | 10.999 | 80.0% | 75.0% | 65.0% | 85.0% | 65.0% | 65.0% | 85.0% |
| 740 | -10% | -2.5% | > | 10 | 8.999 | 9.999 | 80.0% | 80.0% | 65.0% | 85.0% | 75.0% | 65.0% | 85.0% |
| 739 | -10% | NA | 0 | 5 | 12.500 | 12.500 | 65.0% | 65.0% | 60.0% | 80.0% | 60.0% | 60.0% | 80.0% |
| to | -10% | -5% | 6 | 10 | 9.499 | 10.999 | 80.0% | 75.0% | 65.0% | 85.0% | 65.0% | 65.0% | 85.0% |
| 680 | -10% | -2.5% | > | 10 | 8.999 | 9.999 | 80.0% | 80.0% | 65.0% | 85.0% | 75.0% | 65.0% | 85.0% |
| 679 | -10% | NA | 0 | 5 | 12.500 | 12.500 | 65.0% | 65.0% | 60.0% | 75.0% | 55.0% | 60.0% | 75.0% |
| to | -10% | -5% | 6 | 10 | 9.499 | 10.999 | 75.0% | 70.0% | 60.0% | 80.0% | 60.0% | 60.0% | 80.0% |
| 650 | -10% | -2.5% | > | 10 | 8.999 | 9.999 | 75.0% | 75.0% | 60.0% | 80.0% | 70.0% | 60.0% | 80.0% |
| 649 | -10% | NA | 0 | 5 | 12.500 | 12.500 | 65.0% | 65.0% | 55.0% | 70.0% | 50.0% | 55.0% | 70.0% |
| to | -10% | -5% | 6 | 10 | 9.499 | 10.999 | 70.0% | 65.0% | 55.0% | 75.0% | 55.0% | 55.0% | 75.0% |
| 600 | -10% | -2.5% | > | 10 | 8.999 | 9.999 | 70.0% | 70.0% | 55.0% | 75.0% | 65.0% | 55.0% | 75.0% |

| 2-Multi-Family (5-29) Bridge Loan Eligibility Rules | | | | |
|---|---|----|----------|--------------|
| 1 | Loan Amount | >= | 250,000 | <= 3,000,000 |
| 2 | Cashout | <= | 70.0% | <= 1,000,000 |
| 3 | 6-10 Experience | <= | 15 Units | |
| 4 | 0-2 Experience-underwriting discretion and may be allowed if: a) managed by a property mananagment company. b) all rehab work to be completed by a licensed contractor. | | | |

Note: 0 - 5 experience tiers require 6 months of payment reserves on all transaction types, 6 and greater experience tiers require 6 months payment reserves on refinance transactions only.

| 2-MF (5-29) Bridge Minimum Points | | | |
|-----------------------------------|------------|----|---------|
| Purchase & Refinance | | | |
| FICO | Experience | | Min Pts |
| 850 | 0 | 5 | 3.00% |
| to | 6 | 10 | 1.25% |
| 740 | > | 11 | 0.75% |
| 739 | 0 | 5 | 3.00% |
| to | 6 | 10 | 1.25% |
| 680 | > | 11 | 0.75% |
| 679 | 0 | 5 | 3.00% |
| to | 6 | 10 | 1.25% |
| 650 | > | 11 | 0.75% |
| 649 | 0 | 5 | 3.00% |
| to | 6 | 10 | 1.25% |
| 600 | > | 11 | 0.75% |