

4/11/2023

1-SFR (1-4 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 | 12.000 | 13.000 | 65.0% | 65.0% | 60.0% | 80.0% | 65.0% | 60.0% | 80.0% |
| to | -10% | -5% | 6 10 | 11.000 | 12.000 | 80.0% | 85.0% | 65.0% | 85.0% | 70.0% | 65.0% | 85.0% |
| 740 | -10% | -2.5% | > 10 | 10.000 | 10.999 | 80.0% | 85.0% | 65.0% | 85.0% | 75.0% | 65.0% | 85.0% |
| 739 | -10% | NA | 0 5 | 12.000 | 13.000 | 65.0% | 65.0% | 60.0% | 80.0% | 65.0% | 60.0% | 80.0% |
| to | -10% | -5% | 6 10 | 11.000 | 12.000 | 80.0% | 85.0% | 65.0% | 85.0% | 70.0% | 65.0% | 85.0% |
| 680 | -10% | -2.5% | > 10 | 10.000 | 10.999 | 80.0% | 85.0% | 65.0% | 85.0% | 75.0% | 65.0% | 85.0% |
| 679 | -10% | NA | 0 5 | 12.000 | 13.000 | 65.0% | 65.0% | 60.0% | 75.0% | 60.0% | 60.0% | 75.0% |
| to | -10% | -5% | 6 10 | 11.000 | 12.000 | 75.0% | 80.0% | 60.0% | 80.0% | 65.0% | 60.0% | 80.0% |
| 650 | -10% | -2.5% | > 10 | 10.000 | 10.999 | 75.0% | 80.0% | 60.0% | 80.0% | 70.0% | 60.0% | 80.0% |
| 649 | -10% | NA | 0 5 | 12.000 | 13.000 | 65.0% | 65.0% | 55.0% | 70.0% | 55.0% | 55.0% | 70.0% |
| to | -10% | -5% | 6 10 | 11.000 | 12.000 | 70.0% | 75.0% | 55.0% | 75.0% | 60.0% | 55.0% | 75.0% |
| 600 | -10% | -2.5% | > 10 | 10.000 | 10.999 | 70.0% | 75.0% | 55.0% | 75.0% | 65.0% | 55.0% | 75.0% |

1-SFR (1-4) Bridge Loan Eligibility Rules

| | | | | |
|-----------|---------------------------|----|-----------|---------------|
| 1 | Loan Amount | <= | 3,000,000 | |
| 2a | LTV | <= | 85.0% | |
| 2b | ARV | <= | 75.0% | |
| 2c | LTC | <= | 85.0% | |
| 3 | Cashout | <= | 70% | <= 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 |

1-SFR (1-4) Bridge Minimum Points

| Purchase & Refinance | | | |
|----------------------|------------|----|------------|
| FICO | Experience | | Min Points |
| 850 | 0 | 5 | 3.00% |
| to | 6 | 10 | 1.25% |
| 740 | > | 11 | 1.00% |
| 739 | 0 | 5 | 3.00% |
| to | 6 | 10 | 1.25% |
| 680 | > | 11 | 1.00% |
| 679 | 0 | 5 | 3.00% |
| to | 6 | 10 | 1.25% |
| 650 | > | 11 | 1.00% |
| 649 | 0 | 5 | 3.00% |
| to | 6 | 10 | 1.25% |
| 600 | > | 11 | 1.00% |

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.