

1/30/2023

**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	LTC
850	-10%	NA	0 5	12.500 12.500	65.0%	65.0%	60.0%	80.0%	65.0%	60.0%	80.0%	
to	-10%	-5%	6 10	9.499 10.999	80.0%	85.0%	65.0%	85.0%	70.0%	65.0%	85.0%	
740	-10%	-2.5%	> 10	8.999 9.999	80.0%	85.0%	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%	65.0%	60.0%	80.0%	
to	-10%	-5%	6 10	9.499 10.999	80.0%	85.0%	65.0%	85.0%	70.0%	65.0%	85.0%	
680	-10%	-2.5%	> 10	8.999 9.999	80.0%	85.0%	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%	60.0%	60.0%	75.0%	
to	-10%	-5%	6 10	9.499 10.999	75.0%	80.0%	60.0%	80.0%	65.0%	60.0%	80.0%	
650	-10%	-2.5%	> 10	8.999 9.999	75.0%	80.0%	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%	55.0%	55.0%	70.0%	
to	-10%	-5%	6 10	9.499 10.999	70.0%	75.0%	55.0%	75.0%	60.0%	55.0%	75.0%	
600	-10%	-2.5%	> 10	8.999 9.999	70.0%	75.0%	55.0%	75.0%	65.0%	55.0%	75.0%	

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

<b>1</b>	Loan Amount	<=	3,000,000	
<b>2a</b>	LTV	<=	85.0%	
<b>2b</b>	ARV	<=	75.0%	
<b>2c</b>	LTC	<=	85.0%	
<b>3</b>	Cashout	<=	70%	<= 1,000,000
<b>4</b>	Realtor Experience	>=	1	
<b>5</b>	GC Experience	>=	1	
<b>6</b>	0-5 Experience	<=	50%	As is Value
<b>7</b>	Heavy Rehab	>=	50%	As is Value
<b>8</b>	Refi: Incomplete Projects		-10.0%	LTV, ARV, LTC

**1-SFR (1-4) Bridge Minimum Points**

Purchase & Refinance			
FICO	Experience		Min Points
<b>850</b>	0	5	3.00%
<b>to</b>	6	10	1.25%
<b>740</b>	>	11	0.75%
<b>739</b>	0	5	3.00%
<b>to</b>	6	10	1.25%
<b>680</b>	>	11	0.75%
<b>679</b>	0	5	3.00%
<b>to</b>	6	10	1.25%
<b>650</b>	>	11	0.75%
<b>649</b>	0	5	3.00%
<b>to</b>	6	10	1.25%
<b>600</b>	>	11	0.75%

Note: All experience tiers require 6 months of payment reserves