

FIX & FLIP / STABILIZED BRIDGE CREDIT BOX

MULTIFAMILY 5-24 UNITS



EXPERIENCE	RATE RANGE	PURCHASE	PURCHASE & REHAB			REFINANCE			HEAVY REHAB (LTV, ARV, LTC)
		LTV	LTV	ARV	LTC	LTV	ARV	LTC	
3	10.99% - 12.49%	75%	75%	70%	80%	60%	70%	80%	N/A
4-9	9.99% - 11.49%	80%	75%	75%	85%	65%	75%	85%	-5%
10+	9.5% - 10.49%	85%	80%	75%	85%	75%	75%	85%	-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

\$250,000 and/or \$35,000/door

Max. Loan Amount

\$4 million

Min. Appraised After Repair-Value

\$350,000

Max. Percentages (including additions):

85% LTV, 75% ARV, 85% 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 = 80% Max. LTV; ≥ \$1 million = 75% 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 Review

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

