

5/25/2023

1-SFR (1-4 units) Bridge Loan Credit Box													1-SFR (1-4) Bridge Purchase & Refinance				
FICO	FN	Heavy Rehab	Experience	Rate	PURCHASE				REFINANCE			FICO	Experience	Points	*Point Buy Out Ratio		
					No Rehab	Rehab			Rehab & No Rehab								
						LTV	LTV	ARV	LTC	LTV	ARV					LTC	
850  to  740	-10%	NA	0 2	12.000	65.0%	65.0%	65.0%	80.0%	65.0%	65.0%	80.0%	850	0 2	2.25%	2:1		
	-10%	NA	3 5	11.000	65.0%	65.0%	65.0%	80.0%	65.0%	65.0%	80.0%	0	3 5	2.00%	2:1		
	-10%	-5%	6 7	10.875	80.0%	85.0%	70.0%	85.0%	70.0%	70.0%	85.0%	to	6 7	1.75%	2:1		
	-10%	-5%	8 10	10.500	80.0%	85.0%	70.0%	85.0%	70.0%	70.0%	85.0%	0	8 10	1.25%	2:1		
	-10%	-3%	> 11	10.000	80.0%	85.0%	70.0%	85.0%	75.0%	70.0%	85.0%	740	> 11	1.00%	2:1		
739  to  680	-10%	NA	0 2	12.000	65.0%	65.0%	65.0%	80.0%	65.0%	65.0%	80.0%	739	0 2	2.25%	2:1		
	-10%	NA	3 5	11.000	65.0%	65.0%	65.0%	80.0%	65.0%	65.0%	80.0%	0	3 5	2.00%	2:1		
	-10%	-5%	6 7	10.875	80.0%	85.0%	70.0%	85.0%	70.0%	70.0%	85.0%	to	6 7	1.75%	2:1		
	-10%	-5%	8 10	10.500	80.0%	85.0%	70.0%	85.0%	70.0%	70.0%	85.0%	0	8 10	1.25%	2:1		
	-10%	-3%	> 11	10.000	80.0%	85.0%	70.0%	85.0%	75.0%	70.0%	85.0%	680	> 11	1.00%	2:1		
679  to  650	-10%	NA	0 2	12.000	65.0%	65.0%	65.0%	75.0%	60.0%	65.0%	75.0%	679	0 2	2.25%	2:1		
	-10%	NA	3 5	11.000	65.0%	65.0%	65.0%	75.0%	60.0%	65.0%	75.0%	0	3 5	2.00%	2:1		
	-10%	-5%	6 7	10.875	75.0%	80.0%	65.0%	80.0%	65.0%	65.0%	80.0%	to	6 7	1.75%	2:1		
	-10%	-5%	8 10	10.500	75.0%	80.0%	65.0%	80.0%	65.0%	65.0%	80.0%	0	8 10	1.25%	2:1		
	-10%	-3%	> 11	10.000	75.0%	80.0%	65.0%	80.0%	70.0%	65.0%	80.0%	650	> 11	1.00%	2:1		
649  to  600	-10%	NA	0 2	12.000	65.0%	65.0%	60.0%	70.0%	55.0%	60.0%	70.0%	649	0 2	2.25%	2:1		
	-10%	NA	3 5	11.000	65.0%	65.0%	60.0%	70.0%	55.0%	60.0%	70.0%	0	3 5	2.00%	2:1		
	-10%	-5%	6 7	10.875	70.0%	75.0%	60.0%	75.0%	60.0%	60.0%	75.0%	to	6 7	1.75%	2:1		
	-10%	-5%	8 10	10.500	70.0%	75.0%	60.0%	75.0%	60.0%	60.0%	75.0%	0	8 10	1.25%	2:1		
	-10%	-3%	> 11	10.000	70.0%	75.0%	60.0%	75.0%	65.0%	60.0%	75.0%	600	> 11	1.00%	2:1		

1-SFR (1-4) Bridge Loan Eligibility Rules			
1	Loan Amount	<=	3,000,000
2a	LTV	<=	85.0%
2b	ARV	<=	70.0%
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
9	Rehab budgets > \$500k require exception approval by executive management.		
10	Rehab budgets > \$500k require the following:		
	a) Rehab work to be through a licensed general contractor.		
	b) All required permits must be issued to the project prior to funding.		
	c) Minimum loan term of 18 months.		

Payment Reserve Matrix			
Experience	Months Reserves		
		Purch	Refi
0	2	6	6
3	5	3	6
6	7	0	6
8	10	0	3
11+	0	0	3