CIVIC
PRIVATE MONEY LENDING

LENDING CRITERIA	1 YEAR	2 YEAR	4 YEAR
INTEREST RATE	10.50%	9.99%	9.50%
LTV MAX[1]	75%	75%	75%
LENDER POINTS	2[2]	2	2
FICO REQUIREMENT[3]	NONE	NONE	NONE
PROPERTY TYPES	SFR/1-4/5+/CONDOS	SFR/1-4/5+/CONDOS	SFR/1-4/5+/CONDOS
LENDER FEE[4]	$1,495	$1,495	$1,495
INTEREST REQUIRED	4 MONTHS[5]	15 MONTHS	24 MONTHS
TERM EXTENSION FEE	1 POINT / 6 MONTHS	1 POINT / 6 MONTHS	1 POINT / 6 MONTHS
LOAN AMOUNTS	$100K - $5M	$100K - $5M	$100K - $5M
CLOSING TIME FRAME[6]	4-10 DAYS	4-10 DAYS	4-10 DAYS
COLLATERAL	CROSS-COLLATERALIZATION & BLANKET OPTION	CROSS-COLLATERALIZATION & BLANKET OPTION	CROSS-COLLATERALIZATION & BLANKET OPTION

[1] 80% LTV available on a case-by-case basis and on the acquisition of properties owned by affiliated companies, Wedgewood Inc. & HMC Assets. If LTV ≤ 65%, decrease interest rate by 50 bps (except in GA).

[2] Lender Points flexible for 1-year term products.

[3] If FICO < 640 + 50 bps to rate

[4] Lender fee includes valuation for one property. No formal appraisal required for property values under $1.5 Million. Lender fee subject to change for multiple/cross-collateralized properties and 5+ Unit Properties.

[5] 12 month bridge loan: +.50 point to waive pre-payment penalty

[6] From receipt of full documentation package

GENERAL GUIDELINES

- Non-owner occupied only
- Lending in AZ, CA, CO, FL, GA, HI, ID, OR, TX & WA
  - Up to 80% LTV in CA & 65% LTV in GA
- Reserve Requirement: Borrower to have 4 months interest payment reserves, down payment, closing costs, rehab funds
- Purchase, rate & term, cash-out
- Individuals, LLC's, Corps, Trusts OK
- No current bankruptcy or foreclosure
- Interest only payments
- Direct lender – access to institutional capital
- Foreign National program
  - 6 months reserve requirement
  - 3 months seasoned assets in US bank account
  - + 50 bps to rate

REHAB FINANCING

- Up to 75% of acquisition costs
- Up to 75% of rehab budget

Above pricing applies

www.civicfs.com

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02.16 / OOS RATES