

LOAN CRITERIA

Collateral: Multi-Family Apartment Buildings (5+ Units)
Mixed-Use Buildings (Residential Space is Greater Than 70% of Square Footage)

Term: 12-18 Months

Loan Amount: \$250k* - \$10M
*Minimum Value Requirement of \$35k Per Door.
Subject to Increase Based on Location.

Credit Score: 620 Minimum

LEVERAGE BASED ON EXPERIENCE

*Rehab Budget is greater than or equal to 100% of "As Is" Value (for purchase & refinance) or purchase price (if a purchase), involves more than a 20% expansion of the property of at least 750 sq ft, or involves a change of use.

			MAXIMUM LOAN-TO-VALUE	MAXIMUM AFTER-REPAIR VALUE
Experienced Customer (Completed 5+ Flips in the Last 3 Years)	LIGHT REHAB	Purchase	Up to 80% of Purchase Price + 100% of Renovation Costs	Up to 70% of the ARV
		Refinance	Up to 70% of As-Is Value + 100% of Renovation Costs	Up to 65% of the ARV
		Cash-Out	Up to 65% of As-Is Value + 100% of Renovation Costs	Up to 60% of the ARV
	HEAVY REHAB⁺	Purchase	Up to 70% of Purchase Price + 100% of Renovation Costs	Up to 65% of the ARV
		Refinance	Up to 65% of As-Is Value + 100% of Renovation Costs	Up to 60% of the ARV
		Cash-Out	Not Permitted	Not Permitted
New Customer (Completed <3 Flips in the Last 3 Years)	LIGHT REHAB	Purchase	Up to 70% of Purchase Price + 100% of Renovation Costs	Up to 65% of the ARV

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LOAN CRITERIA

Collateral: Non-Owner Occupied 1-4 Family Real Estate; Condos; Townhomes

Term: 12-18 Months

Loan Amount: \$50k*** - \$7.5M

***Minimum As-Is Value Requirement of \$50k; Minimum ARV Requirement of \$75k. Subject to Increase Based on Location.

Credit Score: 620 Minimum



LEVERAGE BASED ON EXPERIENCE

NEW INVESTOR

Completed Up to 2 Flips in the Last 3 Years

INTERMEDIATE INVESTOR

Completed Between 3 & 5 Flips in the Last 3 Years

EXPERIENCED INVESTOR

Completed More Than 10 Flips in the Last 3 Years (720+ FICO)

LTV

Up to 80% of Purchase Price + Up to 100% of the Renovation Costs; Not to Exceed 65% of the After-Repair Value

Up to 85% of Purchase Price + Up to 100% of the Renovation Costs; Not to Exceed 70% of the After-Repair Value

Up to 90% of Purchase Price + Up to 100% of the Renovation Costs; Not to Exceed 70% of the After-Repair Value

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