

SIMPLE BRIDGE LOAN PRICING

Advance Rate (LTC)	650-679 FICO	680-709 FICO	710-739 FICO	>= 740 FICO
>80% to 85%	12.50%	12.25%	12.00%	11.75%
>75% to 80%	12.25%	12.00%	11.75%	11.50%
75% or Lower	12.00%	11.75%	11.50%	11.25%

Loan Purpose	Interest Rate Adjustments
Acquisition	No Adjustment
Refinance	+0.25%
Cash Out Refinance	+0.50%
6 Month Term	-0.25%

ADVANCE RATES AND LOAN TO VALUES

Advance Rates (based on Deals Completed in the past 3 years)		
6+ Deals Completed LTC/LTV	2 to 5 Deals Completed LTC/LTV	0 to 1 Deals Completed LTC/LTV
85%/75%	80%/70%	75%/65%

	Origination Fee & Advance Rate Adjustments
Origination Fee	Credit Score 700+ = 1.50% Credit Score 650-699 = 2.00%
Refinance	Rate/Term Refinance = -5.00% to LTV Cash Out = -15.00% to LTV

SIMPLE BRIDGE LOAN GUIDELINES

Deal Structure	Up to 85% of Purchase; 80% on rate/term refinance; 70% on cash out refinance.
Minimum Credit Score	Minimum Credit Score Considered: 650
Loan Term	6 or 12 months.
Rates & Fees	<p>Rates start at 11.00% and are based on the LTV, collateral, experience and credit score</p> <ul style="list-style-type: none"> • Lender Origination Fee: 1.50% to 2.00% of the loan amount (minimum fee of \$2,500) • Loan Document Preparation Fee: \$500 (due at clear to close) • Processing Fee: \$995 • Interest Rate reduces with higher origination fee. Discuss with your loan officer.
Loan Purpose	Purchase or Refinance
Property Types	<ul style="list-style-type: none"> • Non-Owner-Occupied Single Family (condo/townhouse OK), Duplex, Triplex, Quadplex • Property must be in metropolitan area according to the FFIEC • The property city must have a population of at least \$10,000 per the US Census Bureau
Loan Size/Asset Value	<ul style="list-style-type: none"> • \$50,000 minimum loan amount. \$1,000,000 maximum loan amount. • Minimum purchase price or property value must be \$75,000 or higher.
Credit Events	<ul style="list-style-type: none"> • No foreclosure, forbearance or bankruptcy in 36 months. No late payments in 12 months. • No felonies or financial crimes • Other criminal events may require LOE
Appraisal & Due Diligence	<ul style="list-style-type: none"> • Hybrid Appraisal Required (3-5 day turn time) • Appraisal delivery not always required prior to closing (<i>rare but considered</i>) • Appraisal must be paid prior to appraisal being ordered. • For purchases, LTC references maximum loan to purchase price. LTV references maximum appraised value. • Simple Bridge Loans must break even on a rental basis. Exceptions are common and approved at lender discretion, typically at a reduced LTC/LTV (tied to Borrower liquidity and credit score).
Liquidity Documentation	Last 2 months financial statements showing all liquidity available (stock accounts, checking/savings, retirement accounts, etc.) to show proof of down payment and 4 months of interest payments. No 2 nd liens, silent partner, or gap funding allowed for down payment.
Closing Time Frame	10 Business Days on average from time of appraisal order
Lending Territories	Simple Bridge Loans available in the following locations: AL, FL, GA, IN, KS, KY, MO, NC, NM, OH, PA, SC, TX, VA
Other Info	<ul style="list-style-type: none"> • Borrower must be a valid LLC or Corporation. No individual Borrowers allowed. • Foreign Nationals OK with prior track record of at least 6 completed projects. Reduced LTV/LTC will apply