

SIMPLE BRIDGE LOAN PRICING

Advance Rate (LTC)	650-679 FICO	680-709 FICO	710-739 FICO	>= 740 FICO
>80% to 85%	12.00%	11.75%	11.50%	11.25%
>75% to 80%	11.50%	11.25%	11.00%	10.75%
>70% to 75%	11.25%	11.00%	10.75%	10.50%
>65% to 70%	11.00%	10.75%	10.50%	10.25%
65% or lower	10.75%	10.50%	10.25%	10.00%

Loan Purpose	Interest Rate Adjustments <i>*lower rates available with higher origination fee</i>
Acquisition	No Adjustment
Refinance	+0.25%
Cash Out Refinance	+0.50%
6 Month Term	-0.25%

ADVANCE RATES (Loan to Cost)

Advance Rates (based on Deals Completed in the past 3 years)		
6+ Deals Completed Loan to Cost	2 to 5 Deals Completed Loan to Cost	0 to 1 Deals Completed Loan to Cost
85%	75%	70%

	Origination Fee & Advance Rate Adjustments
Origination Fee	Credit Score: 780+ = 1.00% Credit Score 700-779 = 1.50% Credit Score 680-699 = 2.00% Credit Score 650-679 = 2.50%
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, 12 or 24 months.
Rates & Fees	<p>Rates start at 10.00% and are based on the LTV, collateral, experience and credit score</p> <ul style="list-style-type: none"> • Lender Origination Fee: 1.00% to 2.50% of the loan amount (minimum fee of \$2,500) • Loan Document Preparation Fee: \$500 (due at clear to close) • Processing Fee: \$995 • 1.00% additional origination fee for 24 month loan • 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 24 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"> • Appraisal required for most loans. BPO or Hybrid Appraisal considered case by case • 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 herein assume the property appraises for purchase price or higher. • Simple Bridge Loans must cash flow on a rental basis. Exceptions are common and approved at lender discretion (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.
Closing Time Frame	10 Business Days on average from time of appraisal order
Lending Territories	<p>Simple Bridge Loans available in the following locations:</p> <p>AL, AR, CO, CT, DE, DC, FL, GA, IL, IN, IA, KS, KY, LA, ME, MD, MA, MI, MS, MO, MT, NC, NH, NJ, NM, OH, OK, PA, RI, SC, TN, TX, VA, WI</p>
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