

FIX & FLIP / STABILIZED BRIDGE CREDIT BOX SINGLE-FAMILY 1-4 UNITS



EXPERIENCE	RATE RANGE	PURCHASE		PURCHASE & REHAB		REFINANCE			HEAVY REHAB (LTV, ARV, LTC)
		LTV	LTV	ARV	LTC	LTV	ARV	LTC	
0-2	10.99% - 12.49%	75%	80-85%	70%	80-85%	65%	70%	80%	N/A
3-9	9.99% - 11.49%	80%	85%	70%	85%	70%	70%	85%	-5%
10+	9.5% - 10.49%	80%	85%	75%	85%	75%	75%	85%	-2.5%
FICO 600-649	N/A	-10%	-10%	-10%	-10%	-10%	-10%	-10%	
FICO 650-679	N/A	-5%	-5%	-5%	-5%	-5%	-5%	-5%	
FICO ≥ 740	N/A	+2.5%	+2.5%	+2.5%	+2.5%	+2.5%	+2.5%	+2.5%	

LTV = LOAN-TO-VALUE ARV = AFTER-REPAIR-VALUE LTC = LOAN-TO-COST

GENERAL INFORMATION

Min. As-Is Value

\$75,000 w/ Rehab; \$100,000 w/ no Rehab

Min. Appraised After-Repaired-Value

\$150,000

Max Loan Amount

\$4 million

Max. Percentages (including additions)

85% LTV, 75% ARV, 85% LTC

Cash-Out

70% Max. LTV; > \$1 million may require LTV reductions

Experience

Number of properties sold/owned w/ in last 3 years (non-owner occupied only)

Realtor/Real Estate Agent License

+1 Experience

General Contractor License

+1 Experience

0-2 Experience

Rehab Budget cannot exceed 50% of As-Is-Value

Max. Points

4 total (including Broker and Lender)

Rehab

Available on Refinances

Heavy Rehab

≥ 50% of As-is-Value and/or 20% sq. ft. being added (requires Feasibility Report)

Refinances for "Mid-Swing" (incomplete) Projects

Require -5% LTV, ARV, and LTC reduction

Foreign National

-10% on LTV, ARV, and LTC

2nd Appraisal

Required for transactions ≥ \$2 million

Any exceptions subject to Management discretion

CONTACT US TODAY TO LEARN MORE
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