

**1-SFR (1-4 units) Bridge Loan Credit Box**

FICO	FN	Heavy Rehab	Experience	Rate Range	PURCHASE				REFINANCE		
					No Rehab	Rehab			Rehab & No Rehab		
					LTV	LTV	ARV	LTC	LTV	ARV	LTC
850	-10%	NA	0 2	10.99 12.49	75.00%	80.00%	65.00%	80.00%	65.00%	65.00%	80.00%
to	-10%	-5%	3 9	9.99 11.49	80.00%	85.00%	65.00%	85.00%	70.00%	65.00%	85.00%
740	-10%	-2.5%	> 10	9.50 10.49	80.00%	85.00%	65.00%	85.00%	75.00%	65.00%	85.00%
739	-10%	NA	0 2	10.99 12.49	75%	80.00%	65.00%	80.00%	65.00%	65.00%	80.00%
to	-10%	-5%	3 9	9.99 11.49	80%	85.00%	65.00%	85.00%	70.00%	65.00%	85.00%
680	-10%	-2.5%	> 10	9.50 10.49	80%	85.00%	65.00%	85.00%	75.00%	65.00%	85.00%
679	-10%	NA	0 2	10.99 12.49	70%	75.00%	60.00%	75.00%	60.00%	60.00%	75.00%
to	-10%	-5%	3 9	9.99 11.49	75%	80.00%	60.00%	80.00%	65.00%	60.00%	80.00%
650	-10%	-2.5%	> 10	9.50 10.49	75%	80.00%	60.00%	80.00%	70.00%	60.00%	80.00%
649	-10%	NA	0 2	10.99 12.49	65%	70.00%	55.00%	70.00%	55.00%	55.00%	70.00%
to	-10%	-5%	3 9	9.99 11.49	70%	75.00%	55.00%	75.00%	60.00%	55.00%	75.00%
600	-10%	-2.5%	> 10	9.50 10.49	70%	75.00%	55.00%	75.00%	65.00%	55.00%	75.00%

**1-SFR (1-4) Bridge Loan Eligibility Rules**

1	Loan Amount	<=	3,000,000
2a	LTV	<=	85.00%
2b	ARV	<=	75.00%
2c	LTC	<=	85.00%
3	Cashout	<=	70%
4	Realtor Experience	>=	1
5	GC Experience	>=	1
6	0-2 Experience	<=	50%
7	Heavy Rehab	>=	50%
8	Refi: Incomplete Projects	-10%	LTV, ARV, LTC
9	Foreign National	-10%	LTV, ARV, LTC

**2-MULTI-FAMILY (5-29 units) Bridge Loan Credit Box**

FICO	FN	Heavy Rehab	Experience	Rate Range	PURCHASE				REFINANCE		
					No Rehab	Rehab			Rehab & No Rehab		
					LTV	LTV	ARV	LTC	LTV	ARV	LTC
850	-10%	NA	0 2	10.99 12.49	75%	75.00%	65.00%	80.00%	60.00%	65.00%	80.00%
to	-10%	-5%	3 9	9.99 11.49	80%	75.00%	65.00%	85.00%	65.00%	65.00%	85.00%
740	-10%	-2.5%	> 10	9.50 10.49	80%	80.00%	65.00%	85.00%	75.00%	65.00%	85.00%
739	-10%	NA	0 2	10.99 12.49	75%	75.00%	65.00%	80.00%	60.00%	65.00%	80.00%
to	-10%	-5%	3 9	9.99 11.49	80%	75.00%	65.00%	85.00%	65.00%	65.00%	85.00%
680	-10%	-2.5%	> 10	9.50 10.49	80%	80.00%	65.00%	85.00%	75.00%	65.00%	85.00%
679	-10%	NA	0 2	10.99 12.49	70%	70.00%	60.00%	75.00%	55.00%	60.00%	75.00%
to	-10%	-5%	3 9	9.99 11.49	75%	70.00%	60.00%	80.00%	60.00%	60.00%	80.00%
650	-10%	-2.5%	> 10	9.50 10.49	75%	75.00%	60.00%	80.00%	70.00%	60.00%	80.00%
649	-10%	NA	0 2	10.99 12.49	65%	65.00%	55.00%	70.00%	50.00%	55.00%	70.00%
to	-10%	-5%	3 9	9.99 11.49	70%	65.00%	55.00%	75.00%	55.00%	55.00%	75.00%
600	-10%	-2.5%	> 10	9.50 10.49	70%	70.00%	55.00%	75.00%	65.00%	55.00%	75.00%

**2-Multi-Family (5-29) Bridge Loan Eligibility Rules**

1	Loan Amount	>=	250,000	<=	3,000,000
2	Cashout	<=	70%	<=	1,000,000
3	0-2 Experience		Management Discretion		
4	3-9 Experience	<=	15 Units		
5	Foreign National	-10%	LTV, ARV, LTC		

**3-DSCR (1-4 units) Long Term Loan Credit Box**

Minimum FICO	≥ 750					
	≥ 725	≥ 700	≥ 675	≥ 650	≥ 625	≥ 600
≤ 50% LTV	8.250%	8.375%	8.625%	8.750%	9.125%	9.375%
≤ 60% LTV	8.375%	8.500%	8.750%	8.999%	9.375%	9.750%
≤ 65% LTV	8.500%	8.625%	8.999%	9.250%	9.625%	9.999%
≤ 70% LTV	8.625%	8.875%	9.250%	9.375%	9.750%	10.125%
≤ 75% LTV	8.875%	9.250%	9.500%	9.625%	10.125%	10.375%
≤ 80% LTV	9.500%	9.999%	10.250%	10.625%		
CLTV	80%	80%	80%	80%	75%	75%
Max Mtg Late (12-Mth)	0 x 30	0 x 30	0 x 30	1 x 30	1 x 30	0 x 60
BK/FIC	≥ 3 Yrs	≥ 3 Yrs	≥ 3 Yrs	≥ 2 Yrs	≥ 2 Yrs	≥ 2 Yrs
SS/DIL	≥ 2 Yrs	≥ 2 Yrs	≥ 2 Yrs	≥ 1 Yrs	Settled	Settled
Margin	3.000%	3.250%	3.500%	3.750%	4.000%	4.250%

**3-DSCR (1-4 units) Long Term Loan Eligibility Rules**

ADJUSTMENTS	RATE	NOTES
1 Program Terms		Select 5/1 ARM, 7/1 ARM, or 30-year Fixed - all same pricing
2 Cash-Out Refinance	0.250%	Applies to all LTVs
3 Interest Only (5-yr)	0.250%	30-Term, Min Loan ≥\$250K, minimum 650 credit score, Avail on 5/1 or 7/1
4 Interest Only (10-yr)	0.375%	Fixed Rate 40-Term, Min Loan ≥\$250K, Minimum FICO 650
5 ITIN	0.500%	\$1M max loan Amt - refer to ITIN matrix for max LTV/CLTV
6 Non Perm. Resident Alien	0.375%	\$1M Max Loan Amount. Unexpired Visa and EAD required.
7 Foreign Nationals	0.375%	Investor Property Only, Max 70% Purc / 65% Refi, Price at 700 FICO
8 FBI/Mod Taken ≤6 Mth	0.375%	-10% LTV/CLTV (max CLTV per tier), 12-Mos Reserves, Additional Guidelines
9 < \$150,000	0.375%	
10 > \$750K TO < \$1.5M	-0.250%	Subject to applicable Floor Rates
11 > \$1,500,000	--	Minimum 650 FICO, Max Cash-in-Hand ≥60% LTV is \$500,000
12 Non War Condo	0.375%	Purch -5% & Refi -10% LTV/CLTV (max CLTV per tier)
13 Condomet / PUDtel	0.750%	Purch 70% & Refi 65% Max LTV/CLTV
14 2 Unit Property	--	
15 3-4 Unit Property	-0.125%	Subject to applicable Floor Rates
16 DSCR: ≥0.90 TO <1.00	0.375%	-5% LTV/CLTV (max CLTV per tier)
17 DSCR: ≥0.70 TO <0.90	0.625%	-10% LTV/CLTV (max CLTV per tier)
18 Short-Term Rentals	0.375%	INV Prop Rented short term / nightly basis, Max 75% Purch / 70% Refi LTV/CLTV
19 Adult Care Facility	0.375%	Max 75% Purchase / 70% Refi, LTV/CLTV, Minimum 600 FICO
20 Rural Property	0.625%	Purch 70%; Refi 65% Max LTV/CLTV, \$750k max loan, ≥ 650 FICO, Min 1:1 DSCR
21 5-Year Prepay (5x5)	-0.375%	All INV: 5% / 5% / 5% / 5% / 5% Prepayment Penalty
22 5-Year Prepay (Step)	--	All INV: 5% / 4% / 3% / 2% / 1% Sequential Stepdown Prepayment Penalty
23 3-Year Prepay (3x5)	--	All INV: 5% / 5% / 5% Prepayment Penalty
24 3-Year Prepay	0.250%	All INV: 3% / 3% / 3% Prepayment Penalty
25 2-Year Prepay	0.500%	All INV: 3% / 3% Prepayment Penalty
26 1-Year Prepay	0.750%	All INV: 3% Prepayment Penalty
27 Buy Out Prepay	1.50 pt	Note PPP restrictions on second page
28 CEMA Transaction	0.250%	
29 Impound Waiver	0.250%	Note waiver restrictions on second page

**4-MULTI-FAMILY (5-24) Long Term Loan Credit Box**

Minimum FICO	≥ 750					
	≥ 725	≥ 700	≥ 675	≥ 650	≥ 625	≥ 600
Floor by Tier	8.250%	8.500%	8.625%	8.875%	9.250%	9.625%
≤ 50% LTV	8.250%	8.500%	8.625%	8.875%	9.250%	9.625%
≤ 60% LTV	8.500%	8.750%	8.875%	9.125%	9.500%	9.875%
≤ 65% LTV	8.625%	8.875%	9.125%	9.375%	9.750%	9.999%
≤ 70% LTV	8.875%	9.125%	9.375%	9.625%	9.999%	
	<b>Max LTVs</b>					
Purch / RT Refi	70%	70%	70%	70%	70%	65%
CO Refinance	65%	65%	65%	65%	65%	65%
CLTV	70%	70%	70%	70%	70%	65%

**4-Multi-Family (5-24) Long Term Loan Eligibility Rules**

ADJUSTMENTS	RATE	FEE	NOTES
1 Cash-Out Refinance	0.375%	--	1.25 DSCR Minimum
2 Interest Only	0.250%	--	≥ \$500k; ≥ 70% LTV; ≥ 1.25 DSCR; 5-year period
3 DSCR: ≥ 1.75	-0.500%	--	Purchase transactions only
4 DSCR: 1.10 - 1.24	0.250%	--	Max 70% LTV
5 DSCR: 1.00 - 1.09	0.500%	--	Max 65% LTV, Minimum BB tier
6 Non-Recourse	0.250%	--	Additional Guidelines Apply and Documentation Required
7 <\$500,000	0.250%	--	
8 Foreign National	0.500%	--	Price at "A" grade; Max 70% LTV; 1.25 DSCR Minimum
9 Short-Term Rentals	0.500%	--	-5% LTV
10 Student Housing	0.375%	--	> 20% Student Units; ≥ 1.2 DSCR; ≥ 12-mo. Leases
11 5-Year Prepay (5x5)	--	--	All INV: 5% / 5% / 5% / 5% / 5% Prepayment Penalty
12 3-Year Prepay (3x5)	0.250%	--	5 / 5 / 5 Prepayment Penalty
13 NY Transactions	0.375%	--	
14 CEMA Transactions	0.250%	--	CEMA fees paid by Borrower at closing
15 Buy Out Prepay	--	2.0%	Subject to Senior Management Approval
16 Entity Redraw	--	\$ 795.00	if entity changes & loan docs required to be redrawn
17 Multifamily Residential Properties with 5-24 Units or as defined in respective jurisdiction			
18 General Commercial - Narrative Appraisal. May use 71A or 71B - \$3.0M loan amount or +15 Units			
19 30 Year Amortization & Term			
20 Interest Only Loans are 5-Year IO Payment & 25-Years Fully Amortized - Qualifies under fully amort			
21 Entities Only			
22 Guarantors:	Total Net Worth of ≥50% of requested loan amount. Minimum 6-Months P&I in Reserve		
23 Non-Course:	> 750 FICO / < 70% LTV requires 24 months of reserves \$250,000 - \$3.0M (Round Down Loan Amount to \$50 increments)		
24 Credit:	Min 48-mths from Bankruptcies, Foreclosures, Deed-in-Lieu, or Short Sales Mortgage Dates: No 30 last 6 mths, 1 max 30 last 12 mths, no 60+ last 24-months.		
25 ACH For for Payments			
26 Business Entities require ACH - Lender Credit is not applicable.			