

Product	Acquisition & Repositioning	Refinance & Transitioning
LOAN TERM	12-24 Months	12-24 Months
RATE* (FIXED)	7.99-9.99%	6.99-9.99%
ORIGINATION POINTS	Up front: 1.5-2.5%	Up front: 1.5-2.5%
LOAN TYPE	Interest Only	Interest Only
INTEREST GUARANTY (PREPAYMENT)	2 Months	2 Months
MAX LTV** (PURCHASE)	Up to 75%	Up to 80%
MAX LTV** (AS IS VALUE)	Up to 75%	80%
REHABILITATION LTV	75%	75%
DOCUMENTATION	Limited Doc	Limited Doc
VALUATION	BPO or Appraisal Value	BPO or Appraisal Value
DOC FEE	\$2,500+	\$2,500+
GOOD FAITH DEPOSIT***	\$1,500+	\$1,500+

PRODUCT CRITERIA

- Business Purpose Loans
- Borrower Experience Required
- Property Types: Multifamily up to 100 units
- Loan Purpose: Reposition, Refinance, Purchase, Stabilize, Rehab, Cash Out
- Minimum Loan Amount: \$500,000 per property
- Maximum Loan Amount: up to \$7.5M per property
- Limited Guaranty Required
- No BK or FC within the last 36 months****
- No rural properties

*Rates and points may fluctuate depending on standard underwriting criteria

**LTV may vary by state and occupancy

***Good faith deposit dollars to be applied against incurred fees and closing costs/origination fees

****LOE required for any derogatory credit history

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