



	Standard	Plus
Purpose	Investment property loan that is ideal for temporarily holding assets (purchase or refi)	
Minimum Experience	No experience needed¹ Experience is defined as a 36-month lookback period (includes flips, builds, and rentals)	5+ experience required
Minimum Credit Score	620 FICO	
Individual Loan Size	\$50K - \$3MM ²	\$100K - \$1MM
Exposure Limit Amount	\$500K - \$10MM*	
Max Leverage (LTV/LTC)	Purchases: Up to 80% LTC 80% LTV Refinance/Cash-Out: Up to 75% LTC 75% LTV	Purchases: Up to 90% LTC 80% As-Is LTV 70% ARV LTV Refinance/Cash-Out: Up to 80% LTC 70% As-Is/ARV LTV
Multi-Family Max Leverage	Purchase or Refinance/Cash-Out: Up to 70% LTV 75% LTC	Purchase or Refinance/Cash-Out: Up to 80% LTC 70% As-Is/ARV LTV
Rehab Allowed No rehab holdback for Bridge loans. Soft costs (GC fees, contingency fees) do not apply.	Cosmetic only. Self-funded rehab allowed up to 25% of cost basis.	Up to \$100K non-structural rehab allowed ³
Eligible Borrower Types	Individuals and Entities (LLC, Corporation) Foreign Nationals eligible.	
Eligible Properties	Non-owner occupied: attached or detached SFR, 2-4 units, PUD, Condo, Multi-family, Mixed-Use	
Loan Term	12 months standard, interest-only payments with fixed rate. 18-month option available.	
Minimum Interest	90 days interest on the full loan balance	
Valuation Requirements	No-fee alternative valuation option for eligible properties ⁴ ; otherwise full narrative appraisal with "as-is" and values (and optional "ARV" for Bridge Plus) required. No rural properties.	

¹ Property loan pricing, leverage and required reserves will be determined based upon experience. < 3 experience will require Full Balance Interest be paid on the property loans.

² Loans >\$2MM have a max LTC of 60%. Loans >\$1MM ≤ \$2MM have a max LTC of 85%. Borrower with less than 3 experience will be capped at \$1MM.

³ Non-structural rehab allows for materials to be removed from a building without compromising the load-bearing or exterior walls and the roof. Non-structural items include materials like doors, cabinet sets, flooring, trim, windows, and other finishing materials.

⁴ A no-fee alternative valuation option is available for Bridge single units, condos, and townhomes with loan amounts ≤ \$1MM. Alternative valuations are subject to market coverage availability; full appraisal may be required.

*Exposure limits and property loans are subject to investor and business credit approval, appraisal and geographic location of the property and other underwriting criteria. Loan amounts and rates vary depending upon loan type, LTV, verification of application information and other risk-based factors. Application fees, closing costs and other fees may apply.



Purpose	Investment property loans for rehab financing (purchase or refi)
Minimum Experience	0 experience needed¹ Experience is defined as a 36-month lookback period (includes flips, builds, and rentals)
Minimum Credit Score	620 FICO
Individual Loan Size	\$50K - \$3MM ²
Exposure Limit Amount	\$500K - \$10MM
Max Loan-to-Value (ARV LTV)	Standard Rehab max 75% Extensive Rehab max 70%
Max Purchase Loan (LTC)	Standard Rehab max 95% ³ Extensive Rehab max 85%
Multi-Family and Mixed-Use Properties (Subject to LLPAs)	Standard Rehab: 80% LTC 70% ARV LTV Extensive Rehab: 75% LTC 65% ARV LTV
Rehab Holdback	100% of rehab budget must be financed
Borrower Type	Individuals and Entities (LLC, Corporation). Foreign Nationals eligible.
Eligible Properties	Non-owner occupied: SFR, 2-4 units, Condos, Multi-family, Mixed-Use
Eligible Costs Financed	We finance Hard Costs and all Soft Costs
Loan Term	12 months standard, interest-only with fixed rate. 18-month option available.
Minimum Interest	90 days of interest on the maximum loan amount
Interest Accrual	Interest is only charged on the actual drawn balance ⁴
Ineligible Project Scope	Tear downs, modular, ADU's, add a story, remove exterior walls, addition > 500 square feet, conversions, and adding units is on exception basis only), no new construction
Valuation Requirements	No-fee alternative valuation option for eligible properties ⁴ ; otherwise, full narrative appraisal with "as-is" and "ARV" values required. No rural properties.
Liquidity Requirement	Down payment + Closing Costs + 10% of the Total Holdback + any Equity Shortage + Required Reserves
Interest Reserves	Optional 6 months or 12 months for lower rate

¹ Property loan pricing, leverage and required reserves will be determined based upon experience.

² Loans >\$2MM have a max LTC of 60%. Loans >\$1MM ≤ \$2MM have a max LTC of 85%. Borrowers with 0-2 experience will be capped at \$1MM.

³ Maximum LTC advertised for qualified experienced investors (5+ flips, builds, rentals in last 36 mos.) on standard rehab purchases. Initial disbursement is limited to a max 90% LTC.

⁴ A no-fee alternative valuation option is available for Standard Fix & Flip single units, condos, and townhomes with loan amounts ≤ \$1MM. Alternative valuations are subject to market coverage availability; full appraisal may be required.

Exposure limits and property loans are subject to investor and business credit approval, appraisal and geographic location of the property and other underwriting criteria. Loan amounts and rates vary depending upon loan type, LTV, verification of application information and other risk-based factors. Application fees, closing costs and other fees may apply.



Purpose	Ground-up construction loans for build-ready lots. Ideal for investment property infill, tear down, and spec homes.
Minimum Experience (36 mo. Lookback period)	Minimum (1) New Construction experience for max leverage or (1) Fix & Flip experience for reduced leverage
Minimum Credit Score	620 FICO
Individual Loan Size	Single Unit: \$100K - \$1MM Multi Unit (2+): \$100K - \$1.5MM
Exposure Limit Amount	\$500K - \$10MM
Max Loan-to-Value (ARV LTV)	Single Unit max 70% Multi Unit (2+) max 65%
Max Purchase Loan (LTC)	Single Unit max 85% Multi Unit (2+) max 80%
Construction Holdback	Up to 100% of construction budget
Borrower Type	Individuals and Entities (LLC, Corporation). Foreign Nationals eligible.
Eligible Properties	Non-owner occupied: SFR, 2-4 units, Condos ¹ , Multi-family, Mixed-Use
Eligible Costs Financed	We finance Hard Costs and all Soft Costs
Loan Term	12 months standard, interest-only with fixed rate. 18-month option available.
Minimum Interest	180 days of interest on the maximum loan amount
Interest Accrual	Interest on full balance or the actual drawn balance ²
Ineligible Project Scope	Limited to build-ready infill, tear down, mid-construction ³ & spec homes. Not for tract home projects or new subdivisions (10+ homes)
Valuation Requirements	Full 1004 Appraisal with "as-is" and "ARV" values. Exterior appraisal with "as-is" and "ARV" values allowed (case-by-case) No rural properties.
Liquidity Requirement	Down Payment + Closing Costs + 10% of the Holdback + Any Equity Shortage + Required Reserves
Interest Reserves	Optional 6 months or 12 months for lower rate

¹ Condos will be allowed on a case-by-case basis.

² Full Balance is interest charged against the full note amount regardless of the amount of funds actually disbursed. Drawn Balance option is subject to a loan-level pricing adjustment (LLPA) based upon the Investor Experience count applicable. Drawn balance is interest charged against only the amount of the note amount that has actually been drawn.

³ Mid-Construction transactions have specific requirements in addition to the requirements applicable to all New Construction loans.

Exposure limits and property loans are subject to investor and business credit approval, appraisal and geographic location of the property and other underwriting criteria. Loan amounts and rates vary depending upon loan type, LTV, verification of application information and other risk-based factors. Application fees, closing costs and other fees may apply.