

## Real Estate Loan Product Summary – Requirements & Documents

	HARD MONEY BRIDGE LOANS (FIX & FLIP OR CASHOUT REFINANCE)		RENTAL INVESTMENT PROPERTY LOAN		COMMERCIAL PROPERTY MORTGAGE		GROUND UP CONSTRUCTION LOAN PROGRAM	
<b>APPROVAL AMOUNTS (\$)</b>	\$100,000 - \$50,000,000 (Min. Property Value is \$150K)		\$100,000 - \$50,000,000 (Min. Property Value is \$150K)		\$100,000 - \$50,000,000 (Min. Property Value is \$150K)		\$100,000 - \$50,000,000 (Min. Land Value is \$150K)	
<b>LOAN-TO-VALUE (LTV) % RANGE</b>	65% to 80% (Up to 100% Rehab Funds)	<ul style="list-style-type: none"> <li>• Credit Above 650</li> <li>• Experienced Investor</li> <li>• Low-risk Property</li> </ul>	70% to 80% for Purchase	<ul style="list-style-type: none"> <li>• Credit Above 650</li> <li>• Experienced Investor</li> </ul>	70% to 75%	<ul style="list-style-type: none"> <li>• Credit Above 660</li> <li>• Income Producing</li> <li>• Low-risk Property</li> </ul>	75% to 85% LTC (Up to 100% Rehab)	<ul style="list-style-type: none"> <li>• Credit Above 680</li> <li>• Experienced Investor</li> <li>• Desirable Market Area</li> </ul>
	50% to 65% (Up to 80% of Rehab Funds)	<ul style="list-style-type: none"> <li>• Low/No Credit</li> <li>• Limited Experience</li> <li>• High-risk Property</li> </ul>	60% to 75% For Cashout Refinance	<ul style="list-style-type: none"> <li>• Credit Above 650</li> <li>• Experienced Investor</li> </ul>	50% to 70%	<ul style="list-style-type: none"> <li>• Credit Below 660</li> <li>• Vacant Property</li> <li>• High-risk Property</li> </ul>	55% to 75% LTC (Up to 80% Rehab)	<ul style="list-style-type: none"> <li>• Credit Below 680</li> <li>• Limited/No Experience</li> <li>• High-risk Market Area</li> </ul>
<b>TERM LENGTH</b>	6 to 24 Months (Interest Only)		5, 7, 10, 15 and 30 Years		5 to 30 Years		6 to 24 Months (Interest Only Payments)	
<b>INTEREST RATE % RANGE</b>	6% to 9%	<ul style="list-style-type: none"> <li>• Credit Above 640</li> <li>• Experienced Investor</li> </ul>	4% to 6% (5-10 Year Term)		6% to 9%	<ul style="list-style-type: none"> <li>• Credit Above 660</li> <li>• Income Producing</li> </ul>	5% to 8%	<ul style="list-style-type: none"> <li>• Credit Above 680</li> <li>• Significant Experience</li> </ul>
	9% to 14%	<ul style="list-style-type: none"> <li>• Low/No Credit</li> <li>• Limited Experience</li> </ul>	5% to 7% (15-30 Year Term)		10%-14%	<ul style="list-style-type: none"> <li>• Credit Below 660</li> <li>• Vacant Property</li> </ul>	8% to 14%	<ul style="list-style-type: none"> <li>• Credit Below 680</li> <li>• Limited Experience</li> </ul>
<b>PRE-PAY PENALTY</b>	Varies		Yes, depends on loan term		Yes, depends on loan term		None	
<b>FOREIGN NATIONALS</b>	Eligible		Ineligible		Eligible		Case by Case	
<b>TIME TO CLOSE</b>	2 to 4 Weeks		3 to 4 Weeks		3 to 4 Weeks		3 to 6 Weeks	
<b>DOCUMENTS REQUIRED FOR PRE-APPROVAL</b>	<ul style="list-style-type: none"> <li>• 1003 Real Estate Loan Application</li> <li>• 3 Months of Bank Statements</li> <li>• Purchase Agreement (if buying)</li> <li>• Recent Mortgage Statement (refi)</li> <li>• Recent Credit Report</li> <li>• Copy of Appraisal (if available)</li> </ul>		<ul style="list-style-type: none"> <li>• 1003 Real Estate Loan Application</li> <li>• 3 Months of Bank Statements</li> <li>• Purchase Agreement (if buying)</li> <li>• Recent Mortgage Statement (refi)</li> <li>• Recent Credit Report</li> <li>• Rent Roll (if applicable)</li> <li>• Copy of Appraisal (if available)</li> </ul>		<ul style="list-style-type: none"> <li>• Commercial Real Estate Loan Application</li> <li>• 3 Months of Bank Statements</li> <li>• Purchase Agreement (if buying)</li> <li>• Mortgage Statement (if refi)</li> <li>• Recent Credit Report</li> <li>• Rent Roll (if applicable)</li> <li>• Copy of Appraisal (if available)</li> </ul>		<ul style="list-style-type: none"> <li>• 1003 Real Estate Loan Application</li> <li>• 3 months of Bank Statements</li> <li>• Investment History and Experience</li> <li>• Schedule of Real Estate Owned</li> <li>• Scope of Work and Use of Funds</li> <li>• Plans and Permits</li> <li>• Purchase Agreement (if applicable)</li> <li>• Recent Credit Report</li> </ul>	