



Loan Programs



	FIX AND FLIP	SHORT-TERM RENTAL	LONG-TERM RENTAL	BRIDGE LOAN	
	LENDING CRITERIA				
Loan Term	12 Month Loan	24 Month Loan (12 Month Extension Available)	30 Year Fixed-Rate Loan	12 Month Loan	18 Month Loan
Min. Loan Amount	\$50k	\$50k	\$75k	\$50k	
Min. Property Value	\$75k	\$75k	\$100k	\$75k	
Max. Loan Amount	\$2.5M	\$2.5M	\$1M	\$2.5M	
LTV	Up to 85% of the purchase price + 100% of rehab costs; Not to exceed 75% of the ARV	Purchase: The Lesser of up to 75% of As-Is Value or up to 75% Loan-to-Cost; Refinance: Up to 70% of the As-Is Value; Cash-Out: Up to 65% of the As-Is Value	Purchase: The Lesser of up to 80% of As-Is Value or up to 80% Loan-to-Cost; Refinance: Up to 75% of the As-Is Value; Cash-Out: Up to 70% of the As-Is Value	Purchase: Up to 85% of the Purchase Price Refinance: Up to 70% of the As-Is Value Cash-Out: Up to 65% of the As-Is Value	
Min. FICO	600	660	660	600	
Property Types	Non-Owner Occupied 1–4 Family & Multi-Family Real Estate; Condos; Townhomes; 5+ Unit Apartments; Mixed-Use Properties	Non-Owner Occupied 1–4 Family & Multi-Family Real Estate; Condos; Townhomes; 5+ Unit Apartments; Mixed-Use Properties	Non-Owner Occupied 1–4 Family Real Estate; Condos; Townhomes; Planned Unit Development (PUD)	Non-Owner Occupied 1–4 Family & Multi-Family Real Estate; Condos; Townhomes; 5+ Unit Apartments; Mixed-Use Properties	
Pre-Payment Penalty	N/A	5% Prior to Month 6	Year 1: 3% of Loan Balance Year 2: 2% of Loan Balance Year 3: 1% of Loan Balance	N/A	2% Prior to Month 9
Termination Fee	1% After Month 9	N/A	N/A	1% After Month 9	N/A