

Fix and Flip (All Property Types) Program

CURRENT RATES	
Base Rate (Purchase, Purchase-Rehab)	12.9%
Refi-Rehab (R/T Refi, C/O + Rehab)	13.9%
Non-Standard	14.9%
< \$50k (All)	16%

FIX & FLIP	
Loan Amount	<ul style="list-style-type: none"> Min: \$50,000 Max: \$5,000,000
Maximum Loan to Cost	<ul style="list-style-type: none"> Up to 80% of Purchase Price Up to 100% of Rehab Costs
Maximum Loan to ARV	<ul style="list-style-type: none"> Up to 65%, exceptions to 70%
FICO & Payment Reserves	<ul style="list-style-type: none"> Minimum IR = 3 months If past bankruptcy, foreclosure, or FICO < 620: 12 month IR
Term Length	<ul style="list-style-type: none"> up to 12 months, 24 mo w/ fee
Recourse	<ul style="list-style-type: none"> Full Recourse Pledge of Shares
Experience	<ul style="list-style-type: none"> All levels considered (leverage based on experience)
Profit Test	<ul style="list-style-type: none"> Minimum \$15,000 If fail, must pass 1.20 DSCR test on a market 30 year FRM

LOAN CLOSING ISSUES	
PROBLEM	GUIDELINE
Entity Status	<ul style="list-style-type: none"> Certificate of Good Standing required if entity is \geq 1 year old Certificate cannot be older than 90 days Foreign entity registration required in all states where the loan attaches to a property
Title Issues	<ul style="list-style-type: none"> Clean title No exceptions to Schedule B permitted Will not fund unless gap insurance provided
Closing Attendance	<ul style="list-style-type: none"> All guarantors must sign loan documents
Insurance	<ul style="list-style-type: none"> Must conform to guidelines, no exceptions Steadily insurance quote required for F.P.I. U/W budget

LETTER OF EXPLANATION REQUIREMENTS CREDIT	
	WHEN TO COLLECT LOE
30D	if past due > \$0 and <> EDU
60D	if past due > \$0 and <> EDU
90D	if past due > \$0 and <> EDU
Collection Account	if > \$2K tradeline and no (medical or utility)
Bankruptcy	if < 7 years old
Foreclosure	if < 7 years old
Forbearance	if active and not covid related
IRS Lien	if active
Liens	if active and > \$10,000
Judgments	if active and > \$10,000

LETTER OF EXPLANATION BACKGROUND	
Traffic	No
Driving under the influence	2 or more times
Marijuana	2 or more times
Misdemeanor	Always
Felony	Always

HARD NO LOAN TYPE	
<ul style="list-style-type: none"> Financial crimes on background check > 85% initial loan to cost; > 100% construction holdback/reno budget; > 70% ARLTV Owner occupied properties Exotic properties in rural areas 	<ul style="list-style-type: none"> Advancing against 'finder's fees' – wholesalers are OK, see guidelines below Deals without a viable exit (profitable flip or rental loan refinance)