

LOAN PROGRAM GUIDELINES



	FIX & FLIP	RENTAL
PROPERTY TYPE	Single Family, Condos, 2-4 Units, Multifamily (5+ Units), Mixed-Use	Single Family, Condos, 2-4 Units, Multifamily (5+ units)
LOAN TYPE	Purchase, Refinance, Cash-Out, Renovation, Bridge, Ground-Up Construction	Purchase, Refinance, Cash-Out
EXPERIENCE	No Experience Required	No Experience Required
CREDIT SCORE	620+	620+
LOAN AMOUNT	\$75,000 Minimum	\$75,000 Minimum
INTEREST RATE	From 7.99%	From 3.99%
RENT COVERAGE	N/A	1.1x (Must be 110% of PITI for max leverage) Negative cash flow ok at lower leverage
LOAN TERM	12 - 24 Months, Interest Only No Prepayment Penalty	30 Year Fixed Rate, Flexible Prepayment Penalties Interest Only Options Available

LEVERAGE GUIDELINES

	PURCHASE PRICE LTV	RENOVATION COST LTV	LOAN TO ARV
FIX & FLIP - LIGHT REHAB	≤ 90%	100%	≤ 75%
FIX & FLIP - HEAVY REHAB	≤ 85%	100%	≤ 65%
RENTAL LOAN - PURCHASE	≤ 80%	N/A	N/A
RENTAL LOAN - CASH-OUT	N/A	N/A	≤ 75%

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