

# BRIDGE LOAN PROGRAM

1 - 4 Units (SFR, 2-4 Units, Condos)



Property Types: (Investor Only) SFR, 2-4 Units, Condos

Tier	Credit Score	Purchase		Refinance	
		Rate	LTV	Rate	LTV
1	FICO $\geq$ 700	7.99%	75%	8.75%	75%
2	FICO 700 - 724	8.25%	75%	8.99%	75%
3	FICO 675 - 699	9.25%	** 75%	9.99%	70%

## General Guidelines

Purpose	Purchase & Refinance Loans (1 - 4 Unit Only) SFR, 2-4 Units, Condos
Loan Amounts (250K - \$5M)	\$250K - \$2M
Term / Amortization	24 Months   Interest Only
Points (Lender)	2 Point at Closing & 2 Points when loan paid off ("exit fee")
Points (Broker)	Up to 2 Points (Protected)
Rebates	None
Prepayment Penalty	None
Fee at Closing	Underwriting fee of \$999
Time to Close	3 - 4 Weeks

## Underwriting Guidelines

Lending	Nationwide. Metro areas over 100,000 only
Experience**	Max LTV for 1st time investors is 70% LTV
Income Verification	Simple documentation. No Tax Returns
Down Payment	Sourced and Seasoned 1 Month
Appraisal Process and Fee	Appraisal Company chosen by Lender. Appraisal costs vary by location and number of units
Impounds	None
Foreign Investors	65% maximum LTV
CLTV	Not Allowed