



Bridge Standard Loan Program

For flippers with 0-4 completed flips in the last 2 years

BENEFITS

Premium Service

- ✓ Dedicated team on-call and ready to help
- ✓ Close in 15 business days or faster, pending full file completion and responsiveness of borrower
- ✓ Even faster for repeat borrowers

Qualification

- ✓ 0-4 flips in last 2 years¹
- ✓ 640 minimum FICO²
- ✓ No unresolved bankruptcy or filings within the last 24 months
- ✓ No outstanding mortgage delinquency of 90 days or more
- ✓ No Felony convictions within the last 7 years³
- ✓ Personal Guarantee required
- ✓ No bank statements or income verification required

Interest Rates

- ✓ Rates as low as 6.75%⁴

Max Leverage

- ✓ Up to 90% of purchase price⁵
- ✓ 70% of After Repair Value (ARV) w/ holdback
- ✓ 100% rehab costs

Loan Terms

- ✓ Minimum loan amount: \$75,000
- ✓ Maximum loan amount: \$600,000⁶
- ✓ Maximum loan amount in California: \$1,000,000 -12, 18, 24-month term with no prepayment penalty

Eligible Properties

- ✓ SFRs 2-4plex
- ✓ Condos PUDs

Eligible Members

- ✓ Corporations
- ✓ General partnerships
- ✓ Limited partnerships
- ✓ Limited liability companies
- ✓ Revocable trusts
- ✓ Individual borrowers (natural person)

Pricing

Loans in California

	LTC			
FICO	<=75%	<=80%	<=85%	<=90%
720+	6.75%	7.25%	7.75%	8.50%
660-719	7.25%	7.75%	8.50%	--
640-660	7.95%	8.95%	--	--

Loans Outside of California

	LTC			
FICO	<=75%	<=80%	<=85%	<=90%
720+	7.50%	7.95%	8.95%	9.95%
660-719	7.95%	8.75%	9.95%	--
640-660	8.95%	9.95%	--	--

Rate Adjustments

TX, NV, CO	-0.50%
18-Month Term	+0.25%
24-Month Term	+0.50%

Service Fee

\$1499

Contact Us:

www.1-rcs.com

info@1-rcs.com

Office: 407-536-6669

¹ A completed flip can be either: 1) A property sold within 24 months preceding application submit date and acquired no more than 36 months prior to exit.

² Open charge-off(s) and collection(s) are prohibited, except for items less than \$10,000 measured on an individual basis (not aggregated), or where derogatory item(s) are paid off and removed through loan closing.

³ And no felonies for financial crimes, ever.

⁴ See pricing grid and state-by-state-pricing adjustments.

⁵ Up to 90% with a 720 FICO score.

⁶ Max loan amount is \$600,000 and a \$1MM max loan amount in California. Only allowed 3 loans at once max.

⁷ Guarantor's mortgage history in good standing.