



Bridge Loan Program: Preferred Membership

Preferred Membership

- ✓ Borrow up to \$2 million at a time
- ✓ No upfront cost
- ✓ Only one underwrite every 12 months

Qualification¹

- ✓ At least 5 completed flips in last 2 years
- ✓ No bankruptcy filing within the last 24 months²
- ✓ No felony convictions within the last 7 years³
- ✓ No outstanding mortgage delinquency of 90 days or more
- ✓ Minimum FICO of 640

Premium Service

- ✓ Dedicated team
- ✓ No arduous forms to complete

Loan Terms

- ✓ Purchase and refinance⁴
- ✓ Minimum loan amount: \$50,000
- ✓ Maximum loan amount: \$2,000,000⁵ inside of CA
- ✓ Maximum loan amount: \$1,000,000 states outside of CA
- ✓ 12-month term, 18-month term, and 24-month term no prepayment penalty
- ✓ Maximum property 5,000 sqft.

Membership Documentation

(Required once every 12 months)

- Signed credit authorization form
- Schedule of Real Estate Owned / List of Past Projects
- Signed spousal consent (if guarantor is married/separated and living in a community property state)
- Entity documents
- Voided check (for ACH)
- Questionnaire, where applicable

Max Leverage

- ✓ 90% of purchase price
- ✓ 75% of after repair value (ARV) w/ holdback
- ✓ 70% of after repair value (ARV) w/o holdback
- ✓ 100% of rehab costs (via holdback)

Interest Rates⁶

- ✓ Rates start at 6.50%, vary by state

Fees and Pricing

- ✓ Service fee is \$999

Eligible Members

- ✓ Corporations
- ✓ General Partnerships
- ✓ Limited Partnerships
- ✓ Limited Liability Companies
- ✓ Revocable Trusts
- ✓ Individuals

Eligible Properties

- ✓ SFRs
- ✓ 2-4plex
- ✓ Condos
- ✓ PUDs

Property Documentation

(required for each loan)

- Executed purchase and sale agreement
- Scope of work
- Hazard insurance contact information
- Title / Escrow agent contact information
- Property access instructions
- Property Pictures: Exterior pictures required; Interior pictures recommended.

Note: without interior pictures LendingHome assumes C5/C6 condition

¹ Borrow up to \$3 million across projects for California portfolio only. All other states can borrow up to \$2 million across projects. ² Credit and background check are pulled every 6 months.

³ No felonies in the last 7 years. No financial crimes ever.

⁴ Refinances must be within 6 months of acquisition.

⁵ Applies to Los Angeles, Orange, San Diego, San Mateo, and Santa Clara counties. Maximum for all other counties and states is \$1,000,000.

⁶ See page 2 for pricing adjustments



Qualification Criteria & Fees⁷

Bridge Pro [®]	
Exits in 2 years	5+
Membership Term	12 months
Minimum FICO	640
Minimum Loan Amount	\$50,000 ¹
Application Fee	Free
Service Fee	\$999

Leverage by Loan Type

Bridge Pro [®]		
with Holdback	Max LTC ⁸	90%
	Max LTV ⁹	75%
w/o Holdback	Max LTC	90%
	Max LTV	70%
Extensive rehabs capped at		70% LTV

Loans in California

FICO	<=75% LTC	<=80% LTC	<=85% LTC	<=90% LTC
720+	6.50%	6.95%	7.25%	7.95%
660-719	6.75%	7.25%	7.75%	--
640-660	7.50%	7.95%	--	--

Loans Outside of California

FICO	<=75% LTC	<=80% LTC	<=85% LTC	<=90% LTC
720+	6.95%	7.50%	8.25%	8.95%
660-719	7.50%	7.95%	8.95%	--
640-660	8.50%	9.25%	--	--

Rate Adjustments

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



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¹ Member qualification is based on completed and exited flips (not purchases). A completed flip can be either: 1) A property sold within 24 months preceding app submit date, acquired no more than 36 months prior to exit; 2) Flip held for at least 30 days; 3) Price of at least \$50k; 4) No greater than two entity names to qualify. Borrowers will remain in their membership level for 12 months. Once term expires, experience must be re-verified and membership level may change depending on recent exits.

² Loan-to-Cost (LTC): Initial loan amount divided by the sum of (i) purchase price; (ii) documented cost of improvements; and (iii) assignment fees less ineligible seller concessions.

³ Loan-to-Value (LTV): Total loan amount divided by the value of the home, as determined by an appraisal.

⁴ Guarantor's mortgage history in good standing

