

Fix and Flip & Ground Up Program

	FIX & FLIP	GROUND UP
Loan Amount	<ul style="list-style-type: none"> Min: \$50,000 Max: \$5,000,000 	<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 85% of Purchase Price Up to 100% of Rehab Costs 	<ul style="list-style-type: none"> Up to 75% of the lower of land value or purchase price/60% if unpermitted, plus 100% of construction Max 80% of total project costs LTC Catch Up Draw to raise initial advance to 75% at approval of required plans/permits post-closing
Maximum Loan to ARV	<ul style="list-style-type: none"> Up to 70% 	<ul style="list-style-type: none"> Up to 70%
FICO	<ul style="list-style-type: none"> Minimum IR = 1 months If past bankruptcy, foreclosure, or FICO < 620: 12 month IR 	<ul style="list-style-type: none"> Minimum IR = 1 months If past bankruptcy, foreclosure, or FICO < 620: 12 month IR
Term Length	<ul style="list-style-type: none"> 12 months, up to 18 at lender discretion 	<ul style="list-style-type: none"> 12 months, up to 18 at lender discretion
Recourse	<ul style="list-style-type: none"> Full Recourse Pledge of Shares 	<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) 	<ul style="list-style-type: none"> Professional developers with prior ground up 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 	<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
Loan Amount > \$250,000	<ul style="list-style-type: none"> Survey or survey exception required
Loan Amount > \$500,000	<ul style="list-style-type: none"> Attorney opinion letter required Survey or survey exception required
Entity Status	<ul style="list-style-type: none"> Certificate of Good Standing required if entity is ≥ 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 Digital closings will be permitted
Insurance	<ul style="list-style-type: none"> Must conform to guidelines, no exceptions

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 Borrowers with a bankruptcy or foreclosure within the last 4 years Deals without a viable exit (profitable flip or rental loan refinance)

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

Fix and Flip & Ground Up Program

PROBLEM LOAN TYPES AND GUIDELINES	
PROBLEM	GUIDELINE
Lop-Sided Loans (renovation budget > purchase price)	<ul style="list-style-type: none"> ▪ Borrower must have at least 10% of the total project cost in at closing ▪ Full boat interest strongly encouraged
Inexperienced Flippers / First Timers (experience score=1)	<ul style="list-style-type: none"> ▪ No more than 70% and (70/100)
IRS Tax Liens / Federal Tax Liens	<ul style="list-style-type: none"> ▪ Must be cleared prior to closing
Rural Areas	<ul style="list-style-type: none"> ▪ Low initial advance rate (~55% of purchase price) ▪ Should generally stick to lending in densely populated areas
Borrower Background Issues	<ul style="list-style-type: none"> ▪ Must not be financial crimes ▪ Professional flipper or repeat borrower at lender's discretion
Heavy Construction	<ul style="list-style-type: none"> ▪ Highly experienced borrower ▪ Verifiable track record ▪ Liquid takeout (the properties sell easily)
High Loan to Cost (85/100)	<ul style="list-style-type: none"> ▪ Experienced borrowers, profitable flips, liquid properties
High ARLTV	<ul style="list-style-type: none"> ▪ Capped at 70%
Cash Outs	<ul style="list-style-type: none"> ▪ Borrower should have 15% skin in the game at all times ▪ All members of borrowing entity must PG the loan and show up to closing to sign the loan documents ▪ Should be a well-defined exit strategy
Mid-construction Projects	<ul style="list-style-type: none"> ▪ Need As-Is AND ARV Appraised values (same report) ▪ The entire rehab budget must be specified in the appraisal with a % complete per line item of work ▪ Receipts help to justify work completed ▪ Property taxes, interest/debt payments, insurance, legal fees, and closing costs do not qualify as reimbursable costs ▪ Our initial release will be based on the lesser of As-is value and cost basis
Refinancing Another Hard Money Lender	<ul style="list-style-type: none"> ▪ Are we the market fool? ▪ Borrower must have at least 15% skin in the game at all times ▪ Reasonableness test
Low Profit Deals	<ul style="list-style-type: none"> ▪ Borrower should be making 40%+ cash on cash return ▪ Minimum profit \$15K ▪ Experienced borrower (at least 3 on a scale of 1-5) with verifiable track record ▪ Lower advance rates ▪ Liquid takeout (the properties sell easily)
Wholesaler	<ul style="list-style-type: none"> ▪ Not higher than 15-20% of total purchase price ▪ Wholesaler sourcing from MLS is awkward - why wouldn't the borrower buy the property directly if publicly listed? High degree of scrutiny required. ▪ Transparency – we need full chain of title from owner of record to borrower: <ul style="list-style-type: none"> ▫ Wholesaler assigns contract to borrower <ul style="list-style-type: none"> - Need wholesaler contract and assignment agreement ▫ Wholesaler sells entity that is in contract to borrower <ul style="list-style-type: none"> - Need wholesaler contract and share purchase agreement ▫ Wholesaler double closing (A->Wholesaler->B) <ul style="list-style-type: none"> - Need contract from A->Wholesaler and contract Wholesaler->B ▪ Transaction should not 'shock the conscience'
Non Arm's Length Transactions	<ul style="list-style-type: none"> ▪ Need As-Is AND ARV Appraised values (same report) ▪ Reasonableness test
Marginal Urban Areas (high crime, poverty, transitional, etc)	<ul style="list-style-type: none"> ▪ Lower advance rates ▪ Experienced borrowers with verifiable track records in subject area ▪ Liquid takeout (the properties sell easily)
Condo Conversions	<ul style="list-style-type: none"> ▪ Architect letter, condo questionnaire, and feasibility study required ▪ Legal opinion regarding conversion required ▪ As-is on the current collateral and ARV on each unit (Separate appraisals)
Adding Square footage (vertical and/or horizontal expansion) or change of use (2 family to 4 family)	<ul style="list-style-type: none"> ▪ Zoning analysis from architect. The project must conform to local zoning code and be as-of right (no variances required). ▪ Experienced borrower with verifiable track record of similar projects ▪ Permits in place preferred ▪ Lower advance rates ▪ Construction budget feasibility study by engineering firm (at lender's discretion)
Subdivision of Lot	<ul style="list-style-type: none"> ▪ Loan terms to be based on the property as if the subdivided lot land value is \$0
Luxury Properties	<ul style="list-style-type: none"> ▪ Property must be liquid
Appraisals	<ul style="list-style-type: none"> ▪ Appraisals > 6 months old not accepted

Single Property Rental Program

MAXIMUM LTVs

FICO	PURCH/RT REFI	CASHOUT
≥ 740	80%	75%
720 - 739	75%	75%
700 - 719	75%	70%
680 - 699	70%	65%
660 - 679	65%	60%

MAXIMUM LTC FOR C/O REFI LOANS

Subject to LTV limits:

- 80% if property purchased < 3 months
- Additional 5% haircut on Max LTV if property purchased between 3 and 6 months (for borrowers with < 5 rental properties owned in the last 24 months)

RESERVES/ESCROWS

At Closing:

- First 3 months of PITI, not including stub interest for closing month
- Pro-rata property taxes for next tax due date, such that tax due is fully funded 30 days in advance of due date

Ongoing monthly:

- Real Estate Taxes: 1/12th annual taxes due
- Insurance: 1/12th annual insurance costs

OTHER LTC / LTV LIMITS

- U.S. non-permanent residents/foreign nationals: Max 65% LTV
- For purchase loans, the lowest of
 - Purchase price
 - Appraised value
 - ARR/CDA value is used to calculate LTV
- UPB < 100k: Max 75% LTV
- Interest Only: Max 75% LTV

LOAN GENERAL

- Min loan amount: \$75,000
- Max loan amount: \$1,000,000 (1 unit) and \$2,000,000 (2-4 unit)
- 1-4 unit properties/PUDs/warrantable condos/townhomes
- No vacation or seasonal rentals
- Properties without existing debt financed within 180 days of purchase are considered delayed purchase loans, and eligible for all terms applicable to purchase loans

PREPAYMENT PENALTIES

- 1 year: 3%, 0%, 0%
- 1 year: 1%, 0%, 0%
- 3 years: 3%, 2%, 1%, 0%
- 4 years: 4%, 3%, 2%, 1%, 0%
- 5 years: 5%, 4%, 3%, 2%, 1%, 0%

LOAN PRODUCTS/AMORTIZATION

- 5/6, 7/6 or 10/6 ARM (Adjustable Rate Mortgage) or 30-year FRM (Fixed Rate Mortgage)
- Maximum IO periods for ARMs: initial fixed rate period (5, 7 or 10 years)
- 30-year FRM loans are offered as fully amortizing or 10-year IO/20-year fully amortizing options
- 30-year amortization term
- 5-year interest only period + 25-year amortization term
- 7-year interest only period + 23-year amortization term
- 10-year interest only period + 20-year amortization term

STATE RESTRICTIONS

- All US, except MN, ND, OR, SD, VT & UT

DEBT SERVICE COVERAGE RATIO (DSCR)

- Calculation: Monthly In-Place Gross Rental Income divided by monthly PITIA
- Gross Rental Income: the lower of
 - Actual monthly rent in the lease agreement
 - Market monthly rent in the appraisal
 - 10% haircut of market monthly rent for unleased properties
- PITIA: total monthly payments of
 - Monthly mortgage principal and interest payment at qualifying rate
 - Monthly property tax payment
 - Monthly home insurance payment
 - Monthly HOA payment or property management fee
- Minimum In-Place DSCR of 1.1x is required, based on initial payment amount at close. The loan is subject to a 5% reduction to the max allowable LTV based on the borrower's FICO for DSCRs between 1.1x - 1.19x
- All 80 LTV hybrid ARMs with IO periods must also qualify with a minimum In-Place DSCR of 1.0x, with debt service including the fully amortizing principal payment at the end of the IO period
- Leased properties are defined as those with:
 - A currently active lease with a minimum initial term of 12 months, between unrelated parties
 - Month-to-month lease with evidence of a prior active lease
 - A lease with a start date within 30 days of closing date and proof of receipt of security deposit
- Unleased properties are defined as those with:
 - No current tenant/vacant
 - Month-to-month lease with no evidence of prior active lease
 - Unleased properties are only allowed for purchase loans

BORROWER/GUARANTOR REQUIREMENTS

CREDIT & BACKGROUND

- New borrower: Tri-Merge Credit Report no older than 90 days
- Existing borrower with 0x30x12 payment history on loans previously originated with Lender: Tri-Merge Credit Report no older than 120 days
- 660 minimum qualifying FICO determined as:
 - Mid score if 3 scores are available
 - Low score if 2 scores are available
- For multiple guarantors, lowest score calculated as above is used
- Bankruptcy discharge date must be no less than 3 years prior to closing date
- Foreclosure/deed-in-lieu/short sale date must be no less than 3 years prior to closing date

LIQUIDITY

- Loan amount ≤ \$1,000,000: 6 months of PITIA
- Loan amount > \$1,000,000: 9 months of PITIA
- Subject to:
 - Non-permanent residents & foreign nationals: Minimum 12 months of PITIA
 - Cashout amounts from subject loan may be used to satisfy reserve requirements
 - Liquid reserves must be seasoned for a minimum of 3 months for purchase transactions
- The cumulative amount including all guarantors is considered for loans with multiple guarantors

- First time borrowers may be allowed at lender discretion
- Full Recourse with warm body guaranty from all members with ≥ 20% ownership
- LLCs and US Corporations only

THIRD PARTY REPORTS

- Loan amount ≤ \$1,500,000:
 - One full independent appraisal + Appraisal Risk Review (ARR) or Collateral Desktop Analysis (CDA) required
 - If Appraisal-ARR/CDA variance exceeds 10%, second full independent appraisal required
 - Lower of two appraised values to be used
- Loan amount > \$1,500,000:
 - Two full independent appraisals
 - Lower of two appraised values to be used in LTV calculations
- Appraisals dated within 180 days of closing date are required

Multifamily Bridge Program

MAXIMUM ARLTVs

FICO	PURCH/RT REFI	CASHOUT
≥ 740	< \$3MM: 70% > \$3MM: 70%	< \$3MM: 65% > \$3MM: 65%
720 - 739	< \$3MM: 70% > \$3MM: 70%	< \$3MM: 60% > \$3MM: 60%
700 - 719	< \$3MM: 70% > \$3MM: 70%	< \$3MM: 55% > \$3MM: 55%
680 - 699	< \$3MM: 70% > \$3MM: 65%	not permitted

U.S. Non-Permanent Residents/Foreign Nationals with Acceptable US Credit History: 55%

MAXIMUM LTCs

- Subject to LTV limits:
 - Purchase: 75% of (lower of Purchase Price & As-Is Value) + 100% of Reno
 - Rate/Term: 65% of As-Is Value + 100% of Reno
 - Cashout: Subject to % above + 100% of Reno: not to exceed 75% of PP and 100% of renovation
 - Max Total LTC of 80% (Total LTC = Purchase Price + Capex + Completed Capex) *subject to change based on market

DEBT SERVICE COVERAGE RATIO (DSCR)

- NCF DSCR Calculation: In-Place OR Stabilized Net Cash Flow (NCF) divided by mortgage payment, after accounting for all property operating revenues, expenses and capital expenditure reserves, as reasonably determined by lender
- Min underwritten Stabilized NCF DSCR of 1.25x based on prevailing agency rates is required to qualify (check with your underwriter for current rates)
- Cashout: Min in-place DSCR of 1.00x based on actual rate

BORROWER/GUARANTOR REQUIREMENTS

CREDIT & BACKGROUND	LIQUIDITY
<ul style="list-style-type: none"> New borrower: Tri-Merge Credit Report no older than 90 days Existing borrower with 0x30x12 payment history: Tri-Merge Credit Report no older than 120 days <p>680 minimum qualifying FICO determined as:</p> <ul style="list-style-type: none"> Mid score if 3 scores are available Low score if 2 scores are available For multiple guarantors, lowest score calculated as above is used Bankruptcy discharge date must be no less than 3 years prior to closing date Foreclosure/deed-in-lieu/short sale date must be no less than 3 years prior to closing date 	<ul style="list-style-type: none"> 15% of loan amount Two most recent consecutive months of bank statements or investment account statements required Liquid reserves must be seasoned for a minimum of 3 months for purchase transactions The cumulative amount including all guarantors is considered for loans with multiple guarantors IRAs/401ks and other restricted assets are considered with a 50% haircut to market value 50% of cashout amount may be used to satisfy reserve requirement
<ul style="list-style-type: none"> No first time borrowers, need prior multifamily property ownership experience Self managed properties may be allowed for loans ≤ \$5MM, at lender discretion Third party property manager required for loans > \$5MM Full Recourse with warm body guaranty from all members with ≥ 20% ownership OR Non Recourse with pledge of equity of borrowing entity and customary bad-boy carveouts LLCs and US corporations only 	

LOAN STRUCTURE

- Initial Term: 12 months to 24 months
- Extension: 3 months or 6 months, with a total term not longer than 36 months
Extension fee of 0.50% per extension
- Amortization: Interest only
- Renovation Budget: < 50% of PP OR < 50% of As-is value for Rate/Term Refi
- Recourse:
 - All loans < \$2MM are Full Recourse to warm body guarantor
 - All loans ≥ \$2MM are Non Recourse with standard bad-boy carveouts, Completion guaranty & interest reserve replenishment guaranty as applicable
- Renovation Budget: Required to hold back 100% of budget and any applicable deferred maintenance
- Fixed rate available for loans < \$2MM.
Loans ≥ \$2MM float based on SOFR

RESERVES/ESCROWS

- Interest/Operating Reserves: at closing, reserves are held back to fund deficits in operating expenses and debt service payments (if any), estimated based on in-place and underwritten proforma cashflows for the first 12 months
- Construction/Renovation Reserve: 100% of the renovation budget (including contingencies), 100% of any identified deferred maintenance in third party reports and 100% of any other project funds (such as tenant buyout expenses) are reserved at closing and released via subsequent draws

LOAN GENERAL

- Min/Max loan amount: \$500,000/\$5,000,000
- Min loan amount per unit: \$35,000
- Portfolios allowed with cross collateralization, release provisions at lender's discretion subject to minimum of 120% of allocated loan amount per property
- 5+ unit residential
- No vacation or seasonal rentals
- Properties without existing debt financed within 180 days of purchase are considered delayed purchase loans, and eligible for all terms applicable to purchase loans

PREPAYMENT PENALTIES

- For all loans:
- < 12 month initial term: 3 months of minimum interest
 - 12 month initial term: 9 months of minimum interest
 - 18 month initial term: 12 months of minimum interest
 - 24 month initial term: 18 months of minimum interest

STATE RESTRICTIONS

- All US, except MN, ND, OR, SD, UT & VT

THIRD PARTY REPORTS

- One full independent narrative commercial appraisal required from approved list of appraisers
- USPAP/FIRREA compliant interior/exterior appraisals with As-is and As-Stabilized value
- Appraisals dated within 120 days of closing date are required. Appraisals dated between 120 and 180 days may be acceptable at lender discretion with a recertification of value
- Environmental Database Survey or HRDR for loans < \$3MM
- Phase I Environmental Report are required for all loans ≥ \$3MM
- Property Condition Report (PCR) & Construction Budget Review are required for all loans ≥ \$3MM, and at underwriter's discretion for loans < \$3MM depending on project specifics. PCRs are required for vacant or damaged buildings
- All third party reports need to be addressed and assigned to lender per guidelines

Multifamily Term Program

MAXIMUM LTVs

FICO	PURCH/RT REFI	CASHOUT
≥ 740	≤ \$3MM: 70% > \$3MM: 70%	≤ \$3MM: 70% > \$3MM: 70%
720 - 739	≤ \$3MM: 70% > \$3MM: 70%	≤ \$3MM: 70% > \$3MM: 70%
700 - 719	≤ \$3MM: 70% > \$3MM: 70%	≤ \$3MM: 70% > \$3MM: 70%
680 - 699	≤ \$3MM: 65% > \$3MM: 65%	≤ \$3MM: 65% > \$3MM: 65%
U.S. non-permanent residents/foreign nationals: 65%		

PREPAYMENT PENALTIES

For all loans:

- 5-year loan term:
 - Yield maintenance with 6 month open prepay window at end of loan term
 - 5 years penalty with 5%, 4%, 3%, 2%, 1% stepdown structure
- 10-year loan term:
 - Yield maintenance with 6 month open prepay window at end of loan term
 - 5 years penalty with 5%, 4%, 3%, 2%, 1% stepdown structure
- 30-year loan term:
 - 5 years penalty with 5%, 4%, 3%, 2%, 1% stepdown structure

Additional options for loans ≤ \$3MM only:

- 3 years penalty with 3%, 2%, 1% stepdown structure

LOAN GENERAL

- Min/Max loan amount: \$500,000 - \$3,000,000
- Up to 5 properties per loan
- 5-8 unit residential
- No vacation or seasonal rentals
- Properties without existing debt financed within 180 days of purchase are considered delayed purchase loans, and eligible for all terms applicable to purchase loans

LOAN PRODUCTS/AMORTIZATION

- 5/6, 7/6 and 10/6 ARMs (Adjustable Rate Mortgages): 30-year term loans, with or without partial IOs
- 30-year FRM (Fixed Rate Mortgage): 30-year term loans & loan amount ≤ 2MM
- 30-year FRM: 30 year amortization
- 5/6 ARM IO: 5-year interest only period + 25-year amortization
- 7/6 ARM IO: 7-year interest only period + 23-year amortization
- 10/6 ARM IO: 10-year interest only period + 20-year amortization

MAXIMUM LTC FOR C/O REFI LOANS

- Subject to LTV limits:
 - 70% if property purchased < 6 months
 - Additional 5% haircut on Max LTV if property purchased between 3 and 6 months (for borrowers with < 5 rental properties owned in the last 24 months)

DEBT SERVICE COVERAGE RATIO (DSCR)

- Calculation: In-place Net Cash Flow (NCF) divided by mortgage payment, after accounting for all property operating revenues, expenses and capital expenditure reserves, as reasonably determined by lender
- Gross Rental Income: the lower of
 - Actual monthly rent in the lease agreement
 - Market monthly rent in the appraisal
 - 10% haircut of market monthly rent for unleased properties
- Mortgage payment: initial payment amount at close
- Minimum NCF DSCR of:
 - Top or standard market: 1.20x
 - Small market 1.30x
 - Very small market: 1.40x

RESERVES/ESCROWS

At closing:

- First 3 months of PITI, not including stub interest for closing month
- Pro-rata property taxes for next tax due date, such that tax due is fully funded 30 days in advance of due date

Ongoing monthly:

- Real estate taxes: 1/12th annual taxes due
- Insurance: 1/12th annual insurance costs
- Capital expenditures: 1/12th annual capital expenditures budget, as reasonably determined by lender

STATE RESTRICTIONS

- All US, except MN, ND, OR, SD, UT & VT

BORROWER/GUARANTOR REQUIREMENTS

CREDIT & BACKGROUND

- New borrower: Tri-Merge Credit Report no older than 90 days
 - Existing borrower with 0x30x12 payment history: Tri-Merge Credit Report no older than 120 days
- 680 minimum qualifying FICO determined as:
- Mid score if 3 scores are available
 - Low score if 2 scores are available
 - For multiple guarantors, lowest score calculated as above is used
 - Bankruptcy discharge date must be no less than 3 years prior to closing date
 - Foreclosure/deed-in-lieu/short sale date must be no less than 3 years prior to closing date

LIQUIDITY

- Lower of 10% of loan balance and 9 months of PITIA (12 months for foreign nationals)
- Two most recent consecutive months of bank statements or investment account statements required
- Up to 50% of the cashout amounts from subject loan may be used to satisfy reserve requirements
- Liquid reserves must be seasoned for a minimum of 3 months for purchase transactions
- The cumulative amount including all guarantors is considered for loans with multiple guarantors
- IRAs/401Ks and other restricted assets are considered with a 50% haircut to market value

- No first time borrowers, need prior multifamily property ownership experience
- Self-managed properties may be allowed for loans ≤ \$5MM, at lender discretion
- Third party property manager required for loans > \$5MM
- Full Recourse with warm body guaranty from all members with ≥ 20% ownership OR Non-Recourse with pledge of equity of borrowing entity and customary bad-boy carveouts
- LLCs and US corporations only

THIRD PARTY REPORTS

- One full independent narrative commercial appraisal required
- USPAP/FIRREA compliant interior/exterior appraisals with as-is value
- Appraisals dated within 120 days of closing date are required. Appraisals dated between 120 and 180 days are acceptable with a recertification of value
- Environmental Database Survey if loan amount < \$3MM
- Phase I Environmental Report if loan amount ≥ \$3MM
- All third party reports need to be addressed and assigned to lender per guidelines

Rental Portfolio Program

MAXIMUM LTVs		
FICO	PURCH/RT REFI	CASHOUT
≥ 740	< \$3MM: 80% > \$3MM: 75%	< \$3MM: 75% > \$3MM: 75%
720 - 739	≤ \$3MM: 75% > \$3MM: 75%	≤ \$3MM: 75% > \$3MM: 70%
700 - 719	< \$3MM: 75% > \$3MM: 70%	≤ \$3MM: 70% > \$3MM: 70%
680 - 699	≤ \$3MM: 75% > \$3MM: 70%	≤ \$3MM: 70% > \$3MM: 65%
660 - 679	≤ \$2MM AND ≤ 10 properties only: 65%	≤ \$2MM AND ≤ 10 properties only: 60%
U.S. non-permanent residents/foreign nationals: 65%		

RESERVES/ESCROWS
<p>At closing:</p> <ul style="list-style-type: none"> First 3 months of PITI, not including stub interest for closing month Pro-rata property taxes for next tax due date, such that tax due is fully funded 30 days in advance of due date <p>Ongoing monthly:</p> <ul style="list-style-type: none"> Real estate taxes: 1/12th annual taxes due Insurance: 1/12th annual insurance costs Capital expenditures: 1/12th annual capital expenditures budget, as reasonably determined by lender

MAXIMUM LTC FOR C/O REFI LOANS
<p>Subject to LTV limits:</p> <ul style="list-style-type: none"> 80% if property purchased < 3 months Additional 5% haircut on Max LTV if property purchased between 3 and 6 months (for borrowers with < 5 rental properties owned in the last 24 months)

BORROWER/GUARANTOR REQUIREMENTS	
CREDIT & BACKGROUND	LIQUIDITY
<ul style="list-style-type: none"> New borrower: Tri-Merge credit report no older than 90 days Existing borrower with 0x30x12 payment history: Tri-Merge credit report no older than 120 days <p>For loans with ≤ \$2MM AND ≤ 10 properties: 660 minimum qualifying FICO. For all other loans: 680 minimum qualifying FICO</p> <p>Qualifying FICO determined as:</p> <ul style="list-style-type: none"> Mid score if 3 scores are available Low score if 2 scores are available For multiple guarantors, lowest score calculated as above is used Bankruptcy discharge date must be no less than 3 years prior to closing date Foreclosure/deed-in-lieu/short sale date must be no less than 3 years prior to closing date 	<ul style="list-style-type: none"> Lower of 10% of loan balance and 9 months of PITIA (12 months for foreign nationals) Two most recent consecutive months of bank statements or investment account statements required Up to 50% of the cashout amounts from subject loan may be used to satisfy reserve requirements Liquid reserves must be seasoned for a minimum of 3 months for purchase transactions The cumulative amount including all guarantors is considered for loans with multiple guarantors IRAs/401ks and other restricted assets are considered with a 50% haircut to market value
<ul style="list-style-type: none"> No first time borrowers, need prior rental property ownership experience Self-managed properties may be allowed for loans ≤ \$3MM, at lender discretion Third party property manager required for loans > \$5MM Non Recourse with pledge of equity of borrowing entity and customary bad-boy carveouts LLCs and US corporations only 	

LOAN PRODUCTS/AMORTIZATION
<ul style="list-style-type: none"> 5/6 & 7/6 ARM (Adjustable Rate Mortgage): 10 & 30-year term loans 10/6 ARM: 30-year term loans 5-year FRM (Fixed Rate Mortgage): 5-year term loans 10-year FRM: 10-year term loans 30-year FRM: 30-year term loans & loan amount ≤ 5MM Maximum IO periods ARMs: initial fixed rate period (5, 7 or 10 years) <ul style="list-style-type: none"> 5/10-year FRM: 5 years 30-year FRM: 10 years

PREPAYMENT PENALTIES
<p>For loans < \$3MM</p> <ul style="list-style-type: none"> 1-year penalty with 1%, 0%, 0% stepdown structure (UPB ≤ \$2MM AND ≥ 10 properties only) 1 year penalty with 3%, 0%, 0% stepdown structure (UPB ≤ \$2MM AND ≥ 10 properties only) 3 years penalty with 3%, 2%, 1% stepdown structure 5 years penalty with 5%, 4%, 3%, 2%, 1% stepdown structure Yield maintenance (YM) with 6 month open prepay window at end of YM period <ul style="list-style-type: none"> 5 year loan term: 5 year YM period 10 year loan term: 10 year YM period 30 year loan term: 5 year YM period for 5/6 ARMs and 10 year YM period for 10/6 ARMs <p>For loans ≥ \$3MM</p> <ul style="list-style-type: none"> 5 years penalty with 5%, 4%, 3%, 2%, 1% stepdown structure (5/10/30 year loan term) Yield maintenance (YM) with 6 month open prepay window at end of YM period <ul style="list-style-type: none"> 5 year loan term: 5 year YM period 10 year loan term: 10 year YM period 30 year loan term: 5 year YM period for 5/6 ARMs and 10 year YM period for 10/6 ARMs

LOAN GENERAL
<ul style="list-style-type: none"> Min loan amount: <ul style="list-style-type: none"> \$250,000 min portfolio UPB \$50,000 min UPB per property If >25% of total portfolio comprised of properties with UPB \$50-75k, min 1.25x DSCR and 70% maximum LTV Max loan amount: \$50MM+, subject to \$1MM (1-unit) and \$2,000,000 (2-4 units) individual property limits 1-4 unit properties/PUDs/warrantable condos/townhomes/5-8 unit MF No vacation or seasonal rentals Properties without existing debt financed within 180 days of purchase are considered delayed purchase loans, and eligible for all terms applicable to purchase loans

DEBT SERVICE COVERAGE RATIO (DSCR)
<p>For loans with ≤ \$2MM AND ≤ 10 properties</p> <ul style="list-style-type: none"> Calculation: Monthly in-place gross rental income divided by monthly PITIA PITIA: total monthly payments of <ul style="list-style-type: none"> Monthly mortgage principal and interest payment at qualifying rate Monthly property tax payment Monthly home insurance payment Monthly HOA payment or property management fee Minimum In-Place DSCR of 1.1x is required, based on initial payment amount at close. Loans with DSCRs between 1.1x - 1.19x must be 30-year fully amortizing loans and are subject to a 5% reduction to the max allowable LTV based on the borrower's FICO. <p>For all other loans:</p> <ul style="list-style-type: none"> Calculation: In-Place Net Cash Flow (NCF) divided by mortgage payment, after accounting for all property operating revenues, expenses and capital expenditure reserves, as reasonably determined by lender Gross Rental Income: the lower of <ul style="list-style-type: none"> Actual monthly rent in the lease agreement Market monthly rent in the appraisal 10% haircut of market monthly rent for unleased properties Mortgage payment: initial payment amount at close Minimum NCF DSCR of 1.20x

STATE RESTRICTIONS
<ul style="list-style-type: none"> All US, except MN, ND, OR, SD, UT & VT

Stabilized Bridge Program

	SEASONED REFINANCE	PURCHASE	NON-SEASONED REFINANCE
Description	Borrower purchased property > 12mo ago and may, or may not, have completed renovations. Property is rent ready and does not have deferred maintenance/capex requirements	The borrower is purchasing a rental property that does not need any rehab. Borrower does not want to be locked into a long term loan.	Borrower purchased property ≤ 12mo ago and may, or may not, have completed renovations. Property is rent ready and does not have deferred maintenance/capex requirements
Loan Amount	Min: \$75,000 / Max: \$1MM Max for SFR, \$2MM Max for 2-4 Unit	Min: \$75,000 / Max: \$1MM Max for SFR, \$2MM Max for 2-4 Unit	Min: \$75,000 / Max: \$1MM Max for SFR, \$2MM Max for 2-4 Unit
Term Length	12 months, up to 18 at lender discretion	12 months, up to 18 at lender discretion	12 months, up to 18 at lender discretion
Property Types	Single Family/2-4 Unit/Townhomes/PUD/Warrantable Condos	Single Family/2-4 Unit/Townhomes/PUD/Warrantable Condos	Single Family/2-4 Unit/Townhomes/PUD/Warrantable Condos
Max LTC	N/A	Subject to LTV Limits: 85%	Subject to LTV Limits: 85% +100% of completed renovations
Max LTV	Rate/Term Refinance: 70% Cash Out: 70%	Subject to LTC Limits: 70%	Subject to LTC Limits: 70%
LTC Proof	N/A	N/A	Sunk cost added to appraisal
Cash Out Allowed	Yes	N/A	Follow LTC guidelines
Underwritten Rents	In place DSCR: Lower of in place lease or 90% of market rent if vacant at time of closing Exit DSCR: Lower of in place lease or 100% of market rent if vacant at time of closing	In place DSCR: Lower of in place lease or 90% of market rent if vacant at time of closing Exit DSCR: Lower of in place lease or 100% of market rent if vacant at time of closing	In place DSCR: Lower of in place lease or 90% of market rent if vacant at time of closing Exit DSCR: Lower of in place lease or 100% of market rent if vacant at time of closing
Minimum DSCR	Minimum in place DSCR of 1.00x based on IO bridge loan payment. Minimum exit DSCR of 1.10x based on 30yr FRM and current Lender rate + 50 bp	Minimum in place DSCR of 1.00x based on IO bridge loan payment. Minimum exit DSCR of 1.10x based on 30yr FRM and current Lender rate + 50 bp	Minimum in place DSCR of 1.00x based on IO bridge loan payment. Minimum exit DSCR of 1.10x based on 30yr FRM and current Lender rate + 50 bp
Eligible Borrowers	<ul style="list-style-type: none"> ▪ US Citizens ▪ US Legal Permanent Residents (Green Card Holders) ▪ Non-US Residents/Foreigners, subject to <ul style="list-style-type: none"> - Valid Passport - Valid US Visa (If not subject to Visa Waiver Program) 	<ul style="list-style-type: none"> ▪ US Citizens ▪ US Legal Permanent Residents (Green Card Holders) ▪ Non-US Residents/Foreigners, subject to <ul style="list-style-type: none"> - Valid Passport - Valid US Visa (If not subject to Visa Waiver Program) 	<ul style="list-style-type: none"> ▪ US Citizens ▪ US Legal Permanent Residents (Green Card Holders) ▪ Non-US Residents/Foreigners, subject to <ul style="list-style-type: none"> - Valid Passport - Valid US Visa (If not Subject to Visa Waiver Program)
Recourse/Guaranty Structure	Personal guarantee	Personal guarantee	Personal guarantee

Stabilized Bridge Program

	SEASONED REFINANCE	PURCHASE	NON-SEASONED REFINANCE
Minimum Guarantor FICO	<ul style="list-style-type: none"> Tri-Merge Credit Report no older than 365 days <p>660 Minimum Qualifying FICO determined as:</p> <ul style="list-style-type: none"> Mid score if 3 scores are available Low score if 2 scores are available For multiple guarantors, highest score calculated as above is used Bankruptcy discharge date must 4 years seasoned Foreclosure - 4 years from completion date 	<ul style="list-style-type: none"> Tri-Merge Credit Report no older than 365 days <p>660 Minimum Qualifying FICO determined as:</p> <ul style="list-style-type: none"> Mid score if 3 scores are available Low score if 2 scores are available For multiple guarantors, highest score calculated as above is used Bankruptcy discharge date must 4 years seasoned Foreclosure - 4 years from completion date <p><i>*Lower FICO scores allowed on a case by case basis</i></p>	<ul style="list-style-type: none"> Tri-Merge Credit Report no older than 365 days <p>660 Minimum Qualifying FICO determined as:</p> <ul style="list-style-type: none"> Mid score if 3 scores are available Low score if 2 scores are available For multiple guarantors, highest score calculated as above is used Bankruptcy discharge date must 4 years seasoned Foreclosure - 4 years from completion date
Guarantor Credit History	<ul style="list-style-type: none"> Tri-Merge Credit Report no older than 365 days <p>Borrower and principals are free of material liens & judgements > \$10,000 and within the past 7 years. Letter of explanation ("LOE") required otherwise</p>	<ul style="list-style-type: none"> Tri-Merge Credit Report no older than 365 days <p>Borrower and principals are free of material liens & judgements > \$10,000 and within the past 7 years. Letter of explanation ("LOE") required otherwise</p>	<ul style="list-style-type: none"> Tri-Merge Credit Report no older than 365 days <p>Borrower and principals are free of material liens & judgements > \$10,000 and within the past 7 years. Letter of explanation ("LOE") required otherwise</p>
Guarantor Background Requirements	Felonies not permitted	Felonies not permitted	Felonies not permitted
Guarantor(s) Minimum Net Worth Requirement	Minimum net worth of 10% of the loan amount	Minimum net worth of 10% of the loan amount	Minimum net worth of 10% of the loan amount
Guarantor(s) Experience Requirement	Previous real estate experience required. Guarantors with no experience permitted on a case by case basis	Previous real estate experience required. Guarantors with no experience permitted on a case by case basis	Previous real estate experience required. Guarantors with no experience permitted on a case by case basis
Third Party Reports	Appraisal dated within 180 days of closing	Appraisal dated within 180 days of closing	Appraisal dated within 180 days of closing
Loan Collateral	First Priority Mortgage/Deed of Trust for each property	First Priority Mortgage/Deed of Trust for each property	First Priority Mortgage/Deed of Trust for each property
Reserves/Escrows	<ul style="list-style-type: none"> Interest/Operating Reserves: minimum 1 month IR escrowed at closing. No reserves permitted on a case by case basis 	<ul style="list-style-type: none"> Interest/Operating Reserves: minimum 1 month IR escrowed at closing. No reserves permitted on a case by case basis 	<ul style="list-style-type: none"> Interest/Operating Reserves: minimum 1 month IR escrowed at closing. No reserves permitted on a case by case basis
Insurance	<ul style="list-style-type: none"> Insurance carrier must be rated no less than A-VIII by A.M. Best or A by Demotech Property Insurance - "Causes of Loss - Special Form" or "All Risk" Hazard Insurance Liability insurance Flood/Earthquake/Windstorm insurance applicable per guidelines Lender must be included as additional Mortgagee/Loss Payee/Additional insured per guidelines 	<ul style="list-style-type: none"> Insurance carrier must be rated no less than A-VIII by A.M. Best or A by Demotech Property Insurance - "Causes of Loss - Special Form" or "All Risk" Hazard Insurance Liability insurance Flood/Earthquake/Windstorm insurance applicable per guidelines Lender must be included as additional Mortgagee/Loss Payee/Additional insured per guidelines 	<ul style="list-style-type: none"> Insurance carrier must be rated no less than A-VIII by A.M. Best or A by Demotech Property Insurance - "Causes of Loss - Special Form" or "All Risk" Hazard Insurance Liability insurance Flood/Earthquake/Windstorm insurance applicable per guidelines Lender must be included as additional Mortgagee/Loss Payee/Additional insured per guidelines
Legal Opinions/Survey	<ul style="list-style-type: none"> Local Law Opinion from Qualified Attorney for all Loans ≥ \$500,000 in NY/NJ, ≥ \$2MM in CA/HI, ≥ \$1MM in all other states Survey required for all properties with loan amount ≥ \$250,000 unless approved Title Company removes survey exception 	<ul style="list-style-type: none"> Local Law Opinion from Qualified Attorney for all loans ≥ \$500,000 in NY/NJ, ≥ \$2MM in CA/HI, ≥ \$1MM in all other states Survey required for all properties with loan amount ≥ \$250,000 unless approved Title Company removes survey exception 	<ul style="list-style-type: none"> Local Law Opinion from Qualified Attorney for all Loans ≥ \$500,000 in NY/NJ, ≥ \$2MM in CA/HI, ≥ \$1MM in all other states Survey required for all properties with loan amount ≥ \$250,000 unless approved Title Company removes survey exception