



LOAN CRITERIA

Collateral: Non-Owner Occupied 1-4 Family; Condos; Townhomes

Rates: Starting at 7.99%

Term: 24 Months (12-Month Extension Available*)

* Extension Fee Applies

Loan Amount: \$50k - \$2M

Property Value: "As-Is" Appraised Value Must Be Greater Than \$75k

Rent Coverage Ratio (Monthly Rent/Monthly Interest): 1.15

Credit Score: 620 Minimum

RATES BASED ON EXPERIENCE

	MAXIMUM LOAN-TO-VALUE (LTV)	MAXIMUM LOAN-TO-COST (LTC)
Purchase	Up to 80% of the As-Is Value	Up to 80% of the As-Is Value
Refinance	Up to 70% of the As-Is Value	N/A
Cash-Out	Up to 65% of the As-Is Value	N/A

	NEW INVESTOR OWNED 0 TO 2 INVESTMENT PROPERTIES (FLIPS AND/OR RENTALS) IN THE LAST 3 YEARS	INTERMEDIATE INVESTOR OWNED 3 TO 9 INVESTMENT PROPERTIES (FLIPS AND/OR RENTALS) IN THE LAST 3 YEARS	EXPERIENCED INVESTOR OWNED 10+ INVESTMENT PROPERTIES (FLIPS AND/OR RENTALS) IN THE LAST 3 YEARS
Rates	Starting at 8.75%	Starting at 8.49%	Starting at 7.99%