



**LOAN CRITERIA**

**Collateral:** Non-Owner Occupied Single-Family Properties; Condos; Townhomes

**Rates:** Starting at 8.25%

**Term:** 18 Months

**Loan Amount:** \$50k\* - \$3M  
\* Funded Loan Amount at Loan Acquisition

**Minimum Property Value:** \$100k\*\*  
\*\*As-Completed Value

**Credit Score:** 680 Minimum

**LEVERAGE BASED ON EXPERIENCE<sup>+</sup>**

**ASSUMING ENTITLEMENTS,  
PERMITS & APPROVED PLANS**

		INITIAL LOAN AMOUNT		MAX LOAN AMOUNT	
		Maximum Loan-To-Value	Maximum Loan-To-Cost	Maximum ARV	Total Loan-To-Cost
<b>Tier 1</b> Completed 10+ Ground Up Construction Projects	Purchase	Up to 75% of the As-Is Value	Up to 75% of the As-Is Value	Up to 75% ARV	Up to 90% Total LTC
	Refinance	Up to 75% of the As-Is Value	N/A	Up to 75% ARV	Up to 85% Total LTC
<b>Tier 2</b> Completed Between 7 and 9 Ground Up Construction Projects	Purchase	Up to 75% of the As-Is Value	Up to 75% of the As-Is Value	Up to 70% ARV	Up to 85% Total LTC
	Refinance	Up to 60% of the As-Is Value	N/A	Up to 70% ARV	Up to 85% Total LTC
<b>Tier 3</b> Completed Between 4 and 6 Ground Up Construction Projects	Purchase	Up to 70% of the As-Is Value	Up to 70% of the As-Is Value	Up to 65% ARV	Up to 80% Total LTC
	Refinance	Up to 60% of the As-Is Value	N/A	Up to 65% ARV	Up to 80% Total LTC
<b>Tier 4</b> Completed Between 1 and 3 Ground Up Construction Projects	Purchase	Up to 70% of the As-Is Value	Up to 70% of the As-Is Value	Up to 65% ARV	Up to 80% Total LTC
	Refinance	Up to 60% of the As-Is Value	N/A	Up to 65% ARV	Up to 80% Total LTC

<sup>+</sup>Documented experience in the past three years