



	SINGLE-FAMILY	MULTI-FAMILY	BUY-TO-RENT	LONG-TERM RENTAL
LENDING CRITERIA				
Loan Term	12 Month Loan	12 Month Loan (6 Month Extension Available)	24 Month Loan (12 Month Extension Available)	30 Year Fixed-Rate Loan
Min. Loan Amount	\$50k	\$250k	\$50k	\$50k
Min. Property Value	\$75k	\$50k per Door	\$75k	\$70k
Max. Loan Amount	\$3M	\$5M	\$2.5M	\$2M (\$3.5M for 2-4 Units)
LTV	Stabilized Bridge: <i>Purchase:</i> Up to 75% of the As-Is Value <i>Refinance:</i> Up to 72.5% of the As-Is Value <i>Cash-Out:</i> Up to 70% of the As-Is Value		<i>Purchase:</i> The Lesser of up to 75% of As-Is Value or up to 75% Loan-to-Cost; <i>Refinance:</i> Up to 70% of the As-Is Value; <i>Cash-Out:</i> Up to 65% of the As-Is Value	<i>Purchase:</i> The Lesser of up to 80% of As-Is Value or up to 85% Loan-to-Cost; <i>Refinance:</i> Up to 80% of the As-Is Value; <i>Cash-Out:</i> Up to 75% of the As-Is Value
	Fix & Flip: <i>Purchase:</i> Up to 85% of the Purchase Price + 100% of Renovation Costs <i>Refinance:</i> Up to 72.5% of the As-Is Value + 100% of Renovation Costs <i>Cash-Out:</i> Up to 70% of the As-Is Value + 100% of Renovation Costs	Fix & Flip: <i>Purchase:</i> Up to 80% of the Purchase Price + 100% of Renovation Costs <i>Refinance:</i> Up to 70% of the As-Is Value + 100% of Renovation Costs <i>Cash-Out:</i> Up to 67.5% of the As-Is Value + 100% of Renovation Costs		
Min. FICO	600	600	660	575
Property Types	Non-Owner Occupied 1-4 Family Real Estate; Condos; Townhomes	Multi-Family Apartment Buildings (5+ Units); Mixed-Use Buildings (Residential Space is Greater than 50% of Square Footage)	Non-Owner Occupied 1-4 Family & Multi-Family Real Estate; Condos; Townhomes; 5+ Unit Apartments; Mixed-Use Properties	Non-Owner Occupied 1-4 Family Real Estate; Condos; Townhomes; Planned Unit Development (PUD)
Pre-Payment Penalty	N/A	N/A	5% Prior to Month 6	Prepays Adjustable up to 5 Years
Termination Fee	1% After Month 9	1% After Month 9	N/A	N/A

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