

LOAN CRITERIA

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

Term: 12 Months to 24 Months

Loan Amount: \$100k* - \$3M

* Based on Max Loan Amount

Minimum Property Value: \$150k**

**As-Completed Value

Credit Score: 680 Minimum

LEVERAGE BASED ON EXPERIENCE⁺

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
Tier 1 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 90% Total LTC
Tier 2 Completed Between 5 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
Tier 3 Completed Between 2 and 4 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
Tier 4 Completed At Least 1 Ground Up Construction Project	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

⁺Documented experience in the past three years

Visit RCNCapital.com \ Email Info@RCNCapital.com \ Call 860.432.5858