

2nd's - N/O/O or Bus. Purpose (Stated/Stated)



4/2/2019

Loan Criteria	
Loan Size	\$ 30,000 to \$750,000
Lien Position	Second mortgage liens
Term	12-24 Months
CLTV	65%
Owner Occupied	Business Purpose only (100% of loan amount must be business)
Loan Fees	2 points + \$863
Prepayment Penalty	3 Months for 12 Month Term
-	6 Months for 18 Month Term
-	12 Months for 24 Month Term
Amortization	Interest-Only
Recourse	Recourse required, unless not allowed by law
1st mortgage Requirement	Must be institutional 1st with no Balloon Payment. No Hard Money 1st allowed. Maximum 1st: \$1,500,000
Construction Draws (by exception only)	Funds held in escrow account controlled by third party. Upon draw request, third party construction management firm to conduct progress inspections and submit recommendation for release of funds. Lien releases and receipts required.

Property Criteria	
Type	Residential (Commercial by exception and with LTV not to exceed 50%) No Manufactured Homes
Appraisal	Grade A & A-: <45% LTV; AVM + desk review 55% LTV; Exterior BPO + desk review 65% LTV; Interior BPO Grade B: <40% LTV; AVM + desk review 50% LTV; Exterior Appraisal 65% LTV; Interior Appraisal Grade B-: <40% LTV; Exterior Appraisal 41%+ LTV; Interior Appraisal
Geography	No Rural Properties: Comps must be within 3 mile radius

Insurance Criteria	
Title Insurance	ALTA 2006 form with all appropriate endorsements required. Lender designated with ISAOA or endorsement of policy required.
Property and Casualty	Coverage must provide claims to be paid on the lessor of replacement cost basis or the loan amount. Lender listed as mortgagee, loss payee or additional insured. Coverage of mortgaged property, including all buildings or other customarily insured improvements upon the mortgaged property, and also includes fire and extended perils, is insured against such other hazards as are customary in the area where the mortgaged property is located. Flood insurance required if property is located in a FEMA special flood hazard area. Earthquake coverage is generally not required. Insurance Carrier must be a A or better with Rating Agency.

Credit Grade "A"	Up to LTV	Base Rate
720+ Fico	35%	9.5
All MTG's Current	45%	10
No Open BK's	55%	10.5
	65%	10.875

Credit Grade "A-"	Up to LTV	Base Rate
680+ Fico	35%	10.5
All MTG's Current	45%	10.875
No Open BK's	55%	11.5
	65%	11.875

Credit Grade "B"	Up to LTV	Base Rate
650+ Fico	30%	11.5
All MTG's Current	40%	11.875
No Open BK's	50%	12.5
	65%	12.875

Credit Grade "B-"	Up to LTV	Base Rate
625+ Fico	40%	12.875
All MTG's Current	50%	13.5
No Open BK's	60%	13.875

Borrower/Guarantor Criteria	
Credit Score	Minimum Credit Score of 625, dated within 60 days of origination. (Lower Scores must have compensating factor)
OFAC/Background Checks	Conducted on all borrowers and guarantors. No person is listed as "specially designated national" or "blocked person"
Borrower Eligibility and Documentation	U.S. domiciled company, trust or natural person(s) verification of existence and validity to conduct business
Bankruptcy	By exception only

Hard Money Product Add-Ons / Reductions:

Description	Rate	Cost	Notes
\$30K-\$99K	25bps	100bps	
\$100K-\$750k	--	--	--
24 months	50bps		
Owner Occupied	50bps		Reduce Max CLTV to 60% - Must be Business Purpose loan to an entity
Foreign Natnl w/ US. credit	A- Credit Box	--	Max CLTV 55%
Foreign Natnl w/out US. credit	B Credit Box	--	Max CLTV 50%
Gift of Equity or Inheritance	--	--	Reduce Max CLTV to 60%
Rate Buy-down	-50bps	100bps	Minimum Rate 8.0%
AL, CT, DC, FL, GA, HI, IL, KS, KY, LA, MA, MD, ME, MN, MO, MS, NC, NE, NH, OK, PA, SC, TN, UT, VA, WI, WV	100bps	--	Reduce Max CLTV to 60%, no Rural Property
Florida	--	--	All Loans must be made to a LLC or Corporation
New Jersey	100bps	--	No pre-Payment penalty allowed.

Jcap Private Lending | (949) 236-6600 | Info@Jcap.net

This is not a commitment to lend. Restrictions may apply. For wholesale use only. Not for distribution to the general public. LTV's are based on current, accurate appraised value. Jcap Lending reserves the rights to amend rates and guidelines. All loans are made in compliance with federal, state and local laws. Jcap Private Lending is a California Corporation

