

Private Money - Bridge
March 25, 2019

(888)321-7334
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Credit Grade "A+"	BASE RATE & POINTS	
700+ FICO Mtg 1x30 last 12 months No FC or SS Ever No BK 3 years	8.99 / 2.0 pts	9.95/1.5 pts
Credit Grade "A"	BASE RATE & POINTS	
650+ FICO Mtg 1x30 last 12 months No FC or SS Ever No BK 2 years	9.95 / 2.0 pts	10.875/ 1.5 pts
Credit Grade "B"	BASE RATE & POINTS	
600+ FICO Mtg 1x30 last 12 months No FC or SS Ever No BK 1 year	10.625 / 2.0 pts	11.5 / 1.5 pts

Excluded States:
 OR, MN, ND, SD, NY, VT

Property Types:
 Residential Property Types:
 SFR's – Condos –Townhouses – 2 to 4 Units

Purpose:
 • Business Purpose only

Occupancy:
 • Non Owner Occupied

Loan Amounts:
 • \$100K - \$5M (exceptions made above at reduced LTV's – CBC)

Lending To:
 Individuals
 Trust
 LLC's / Corporations / LLP's (must be US based)

Pre-Payment Protection:
 3 mo for 12 mo term; 6 mo for 18 mo term; 12 mo for 24 mo term

Income/Assets:
 All loans are Stated/Stated (can provide to strengthen file)

DSCR:
 • None

Term:
 12, 18 & 24 month I/O

Subordinate Financing:
 by exception

Mortgage History:
 No 60-day lates in last 48 months, no 30 in last 12 months (call for exceptions).

Max LTV US Citizens:
 Purchase & Rate and Term - 75%
 Cash out 65%

Non- US Citizens:
 Max LTV 70%, Purchase/R&T.
 65% Cash Out "A" credit only.

Lender fee:
 \$1,995 Underwriting

Rate Lock:
 Rate floats until DOC's are ordered.

Federal / State Tax Liens & Judgements:
 All income tax liens and judgements must be paid through closing if they are in excess of \$2,500
 All income tax liens and judgements must be paid through closing if it effects title.

Property Condition:
 Must have minimal deferred maintenance.

LTV 70.01% - 75%:
 Property must show "pride of ownership".
 Property must be located in metropolitan areas.
 Property must be "standard" for area.
 Max Loan Amount \$5 Million.
 Down payments must be Sourced & Seasoned for 30 days.

Max Broker Points:
 3%

Minimum Rate:
 7.99%

Hard-Money Product Add-Ons / Reductions:

Description	Rate	Cost	Notes
\$100K to \$1,000,000	--	--	Max 75%
\$1,000,001 to \$2,000,000	--	--	Max 70%
\$2,000,001 to \$5,000,000	--	--	Max 65%
Rural Properties	+50bps	+50bps	Max LTV 55% (no term over 24 months) (Min Cost = 1.875)
Buy-down	-50bps	+100bps	Minimum rate 7.99%
12-month term	--	--	--
24-month term	+50bps	--	--
FL Transactions	--	--	All loans must close in US based LLC
Foreign Nationals – No Credit	--	--	max LTV 60%