

The below rates are wholesale, and are subject to a brokerage fee of 2.000% of the loan amount plus \$995 loan processing fee. Please note that the lender also charges points plus a \$1,495 lender fee. Rates and terms are subject to change without notice. For real estate professionals only. Not for the general public. APR not calculated. Not a commitment to lend.

Rate Sheet Date: 2/5/2018  
Lender Fees: \$1,495

FIX & FLIP LOAN (Rate/Points)							
FICO	Projects Completed Last 24 Months						
	0	1-2	3-4	5-6	7-8	9-10	11+
680+	10.00%/2.00	9.50%/2.00	9.00%/2.00	8.50%/2.00	8.00%/2.00	7.50%/2.00	7.25%/2.00
640-679	11.50%/2.50	11.00%/2.00	10.50%/2.00	10.00%/2.00	9.50%/2.00	9.00%/2.00	8.50%/2.00
600-639	13.00%/3.00	12.50%/2.00	12.00%/2.00	11.50%/2.00	11.00%/2.00	10.50%/2.00	10.00%/2.00

Adjustments	
Term	Rate/Points
12 Months	0.00%/0.00
18 Months	0.50%/0.50
24 Months	1.00%/1.00

Borrower Experience	Credit Score	Loan Amount	Renovation Ratio	Loan-to-Cost (LTC)	After-Repair LTV	Reserves (% of Rehab)	
Experienced	680+	<= \$750,000	<=30%	90	75	5%	
			31% - 70%	85	75	5%	
			71% - 100%	80	75	10%	
		\$750,001 - \$1,250,000	<=30%	85	75	5%	
			31% - 70%	80	75	5%	
			71% - 100%	75	75	10%	
		\$1,250,001 - \$2,000,000	<=30%	75	75	5%	
			31% - 70%	70	75	5%	
			71% - 100%	65	75	10%	
		640 - 679	<= \$750,000	<=30%	85	70	5%
				31% - 70%	80	70	5%
				71% - 100%	75	70	10%
	\$750,001 - \$1,250,000		<=30%	80	70	5%	
			31% - 70%	75	70	5%	
			71% - 100%	70	70	10%	
	\$1,250,001 - \$2,000,000		<=30%	70	70	5%	
			31% - 70%	65	70	5%	
			71% - 100%	60	70	10%	
	600 - 639		<= \$750,000	<=30%	80	65	5%
				31% - 70%	75	65	5%
				71% - 100%	70	65	10%
		\$750,001 - \$1,250,000	<=30%	75	65	5%	
			31% - 70%	70	65	5%	
			71% - 100%	65	65	10%	
\$1,250,001 - \$2,000,000		<=30%	65	65	5%		
		31% - 70%	60	65	5%		
		71% - 100%	55	65	10%		
Limited Experienced		680+	<= \$400,000	<=25%	85	70	5%
				26% - 50%	80	70	10%
				51% - 75%	70	70	10%
	\$400,001 - \$650,000		<=25%	75	70	5%	
			26% - 50%	70	70	10%	
			51% - 75%	60	70	10%	
	\$650,001 - \$1,000,000		<=25%	70	70	5%	
			26% - 50%	65	70	10%	
			51% - 75%	55	70	10%	
	640 - 679		<= \$400,000	<=25%	80	65	5%
				26% - 50%	75	65	10%
				51% - 75%	65	65	10%
		\$400,001 - \$650,000	<=25%	70	65	5%	
			26% - 50%	65	65	10%	
			51% - 75%	55	65	10%	
		\$650,001 - \$1,000,000	<=25%	65	65	5%	
			26% - 50%	60	65	10%	
			51% - 75%	50	65	10%	
		600 - 639	<= \$400,000	<=25%	75	60	5%
				26% - 50%	70	60	10%
				51% - 75%	60	60	10%
	\$400,001 - \$650,000		<=25%	65	60	5%	
			26% - 50%	60	60	10%	
			51% - 75%	50	60	10%	
\$650,001 - \$1,000,000	<=25%		60	60	5%		
	26% - 50%		55	60	10%		
	51% - 75%		50	60	10%		
No Experience	680+		<= \$250,000	<=20%	75	65	10%
				21% - 40%	70	65	15%
				41% - 60%	50	65	15%
		\$250,001 - \$500,000	<=20%	65	65	10%	
			21% - 40%	60	65	15%	
			41% - 60%	50	65	15%	
	\$500,001 - \$600,000	<=20%	50	65	10%		
		21% - 40%	50	65	15%		
		41% - 60%	50	65	15%		
	640 - 679	<= \$250,000	<=20%	65	55	10%	
			21% - 40%	60	55	15%	
			41% - 60%	50	55	15%	
\$250,001 - \$500,000		<=20%	55	55	10%		
		21% - 40%	50	55	15%		
		41% - 60%	50	55	15%		

Borrower Experience	
Experienced	3+ Projects Last 24 Months (2+ >= in size to subject)
Limited Experience	1+ Projects Last 24 Months (1 >= in size to subject)
No Experience	1 Investment Property Owned (Last 24 Months & Partner w/ ...Licensed General Contractor)
Loan Amount Calculations	
Loan-to-Cost	Loan Amt/(Purch. Price + Rehab)
After-Repair LTV	Loan Aoumt/After-Repair Value
Required Reserves as a % of Rehab Budget	
5%	Experienced Light & Mod. Rehab
5%	Limited Exp. Light & Moderate Rehab
10%	Experienced with Heavy Rehab
10%	Limited Experienced w/ Heavy Rehab
10%	No Experience with Light Rehab
15%	No Experience with Moderate Rehab
Min = lessor of 6 months interest or above requirement	
Property	
< \$250,000	Enhanced BPO (e.g. ClearVal)
> \$250,000	Full Appraisal
Other	
Minimum Loan	\$150,000
Required	Personal Guarantee
2-4 Units	80%/70% Max LTC/ARLTV
Foreign National	Allowed Case-by-Case
Impounds	Not Required
Refinance	Available Case-by-Case
Extensons	Allowed Case-by-Case
70% Max ARLTV	NY, NJ, MD, DC, CT, DE, IL, IN
Not Allowed	1st Time Home Buyer (-0- for 3 yrs)
Vesting	Must be an entity, not individual
Lender Fees	\$1,495

Broker Compensation
5% Max Points and Fees Include:
1) Broker Comp (Points & Processing Fee)
2) Lender \$1,495 Closing Fee and Lender Points

Minimum Interest Payments Required	
Loan Term	Months Required
12 Months	3
18 Months	3
24 Months	3