



LOAN MATRIX | INSTITUTIONAL TEAR SHEET

BASE RATE
9.75%

LOAN SIZE
\$100K - \$20MM

ADVANCE
Up to 75% LTV / 85% LTC

FOOTPRINT
National | Focus: NY, NJ, CT, PA, FL

CORE TERMS

STRUCTURE & ECONOMICS	
Base Interest Rate	9.75%
Term	6 - 24 Months
Prepayment Penalty	None
Amortization	Interest Only
Minimum Loan Amount	\$100,000
Maximum Loan Amount	\$20,000,000
COLLATERAL & LEVERAGE	
Max LTV As-Is	75%
Max LTARV	75%
Max LTC	85%
Asset Class	SFR, Multifamily, Mixed Use
Loan Type	Bridge, Fix & Flip
Cash Out Refinance	No Limit
BORROWER & ELIGIBILITY	
DSCR Minimum	None
DTI Minimum	None
FICO Minimum	500
Loan Purpose	Investment
Occupancy	Non-Owner
Ownership	Entity
Foreign National	OK
PROCESS & COVERAGE	
Valuation	Appraisal
Bank Statements	None
Verification of Funds	None
Seasoning	None
Income Verification	None
Territory	National
Preferred States	NY, NJ, CT, PA, FL
Recourse	Personal Guarantee

LOAN LEVEL ADJUSTMENTS

Adjustment	Rate	LTV	LTC
CREDIT PROFILE			
FICO > 780	0.00%		
FICO 740 - 779	0.25%		
FICO 700 - 739	0.50%	-5%	
FICO 680 - 699	0.75%	-5%	
FICO 650 - 679	1.00%	-5%	-5%
FICO 600 - 649	1.50%	-10%	-5%
FICO 550 - 599	2.25%	-15%	-10%
FICO 500 - 549	3.00%	-15%	-10%
PERFORMANCE & CREDIT EVENTS			
Mortgage Late <3	0.25%		
Mortgage Late >3	0.75%		
Mortgage Default	1.50%	-10%	-10%
Foreclosure	2.00%	-10%	-10%
Bankruptcy	2.00%	-10%	-10%
Late Payments	1.00%		
Mortgage Defaults	1.00%		
Bailouts	1.00%		
Foreclosure	1.00%		
Bankruptcy	1.00%		
SPONSOR EXPERIENCE & PROCEEDS			
Fix and Flip 10+ Experience	0.00%		
Fix and Flip 5-9 Experience	0.50%		
Fix and Flip 2-4 Experience	1.00%		
Fix and Flip 0-1 Experience	2.00%	-5%	-5%
Cash Out Refinance >10%	0.50%	-5%	-5%