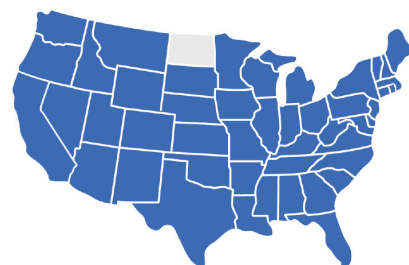


OVERVIEW

LOAN AMOUNT	\$200,000 - \$3,500,000
TERM	7 Year (5 fixed + 2 floating) or 12 Year (10 + 2)
INTEREST RATE	7.4% (7 Year) or 7.6% (12 Year) during the fixed rate period assuming 740+ credit, if 700-739, 680-699, or 660-679 credit add 0.2%, 0.4%, or 0.9%, respectively (if extended, rate becomes greater of the fixed rate and Prime +1%)
POINTS	2.5%
PROCEEDS	Up to 88% LTC
INTEREST ONLY	Up to 7 Years
OTHER	Single close: up to 1 year to build, remainder of term as rental



■ LOANS AVAILABLE

LOAN SIZE

	QUALIFICATIONS		LOAN SIZE	
	Rentals & Builds Since 2015	BFI Repayments Last 4 Years	Maximum LTC	Maximum LTV
LEVEL 1	20+	AND 0+	88%	68%
LEVEL 2	10+	AND 1+	85%	65%
LEVEL 3	10+	AND 0+	80%	65%
LEVEL 4	5+	AND 0+	75%	65%

If using a general contractor, can contribute up to 3 homes built of experience

REQUIREMENTS

TO GET STARTED	Provide a signed term sheet
CREDIT SCORE	Score of highest income guarantor used
HOLDBACK	5% of the loan amount will be used to cover year 1+ of estimated interest payments
MARKET RENT	At least 1.20x PITIA (Principal, Interest, Taxes, Insurance, Association) or 1.30x if <3 years of rental experience
PROPERTY	Will be a 1-4 unit residential structure

LOAN SIZE ADJUSTMENTS

		NEGATIVE ADJUSTMENT	POSITIVE ADJUSTMENT
FINANCIALS	Credit Score	below 700	740 or higher
	Bank account, 2 month balance	below \$50,000	\$250,000 or more
	Net worth excl. primary residence	below \$500,000 or 2x value	\$3,500,000 or more
	Taxable Income	below \$200,000 (\$300,000 if file jointly)	\$1,000,000 or more
MARKET	Population within 3-miles	below 25,000 OR decreasing	50,000 or more AND strong growth
	Affordability	Low (overbuilt / limited buyers)	Excellent
	Issues flagged in valuation	Yes	N/A
	Litigation with financial institution	Yes	N/A
HISTORY	Foreclosure(s) since 2012	Yes	N/A
	Bankruptcy issue in past 10 years	Yes	N/A
	Delinquency with builder supplier	Yes	N/A
	Outstanding real estate liens	Yes	N/A
	Real estate loan delinquency	Yes	N/A
	Performance issue on BFI loan	Yes	N/A