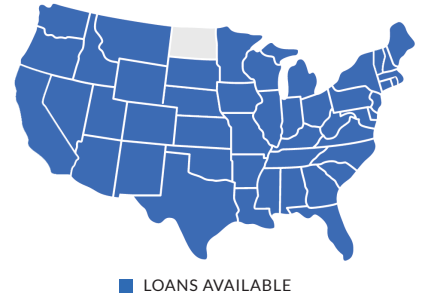


## OVERVIEW

<b>LOAN AMOUNT</b>	\$100,000 - \$1,000,000
<b>TERM</b>	7 Year (5 fixed + 2 floating) or 12 Year (10 + 2)
<b>INTEREST RATE</b>	7.1% (7 Year) or 7.4% (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%)
<b>POINTS</b>	2%
<b>PROCEEDS</b>	Up to 88% LTC
<b>INTEREST ONLY</b>	Up to 7 Years
<b>OTHER</b>	Single close: up to 1 year to build, remainder of term as rental



## LOAN SIZE

	QUALIFICATIONS		LOAN SIZE	
	Rentals & Builds Since 2011	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

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