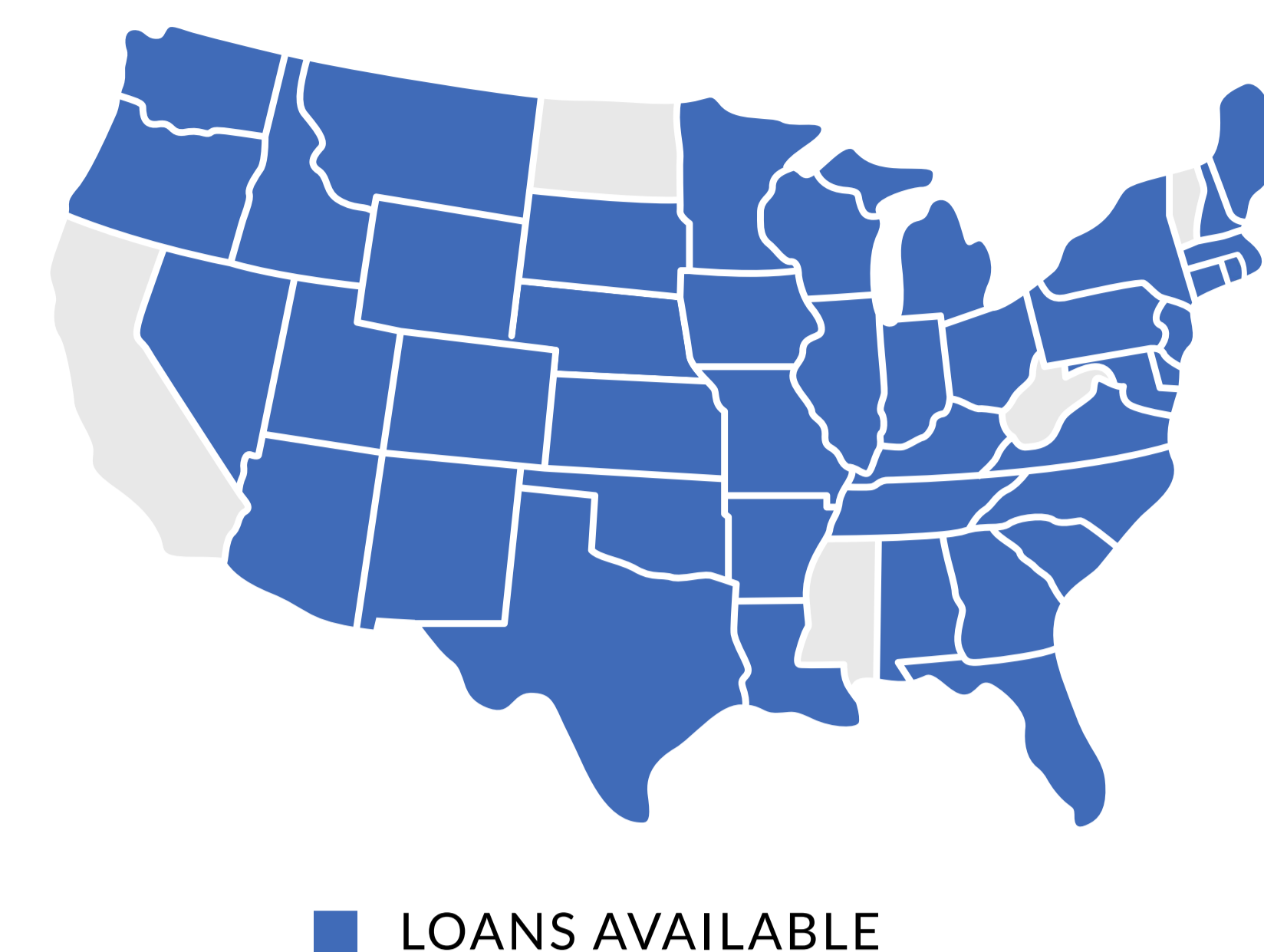


OVERVIEW

LOAN AMOUNT	\$100,000 - \$750,000 Per Structure, CALL FOR LARGER
TERM	5 or 10 year initial term +2 year extension
INTEREST RATE	5.75% for 5/2 ARM or 5.99% for 10/2 ARM (if 700+ credit)
POINTS	2%
PROCEEDS	Up to 75% LTC
RECOURSE	Full Recourse
OTHER	Single close: up to 1 year to build, remainder of term as rental



LOAN SIZE

	QUALIFICATIONS		LOAN SIZE	
	Rentals & Builds Since 2012	BFI Repayments Last 3 years	Maximum LTC	Maximum LTV
LEVEL 1	10+	AND 1+	75%	65%
LEVEL 2	5+	AND 0+	70%	62.5%

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	51% of ownership must be 660+ credit
HOLD BACK	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

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
HISTORY	Litigation with financial institution	Yes	N/A
	Foreclosure(s) since 2012	Yes	N/A
	Bankruptcy issue in past 10 years	Yes	N/A
	Delinquency with building 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