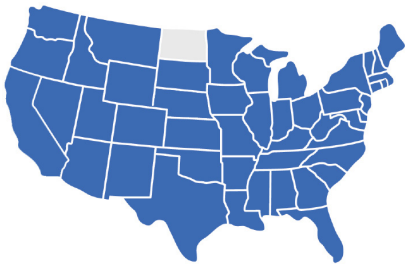
BUILD-TO-RENT
(or FIX-TO-RENT)

team@builderfinance.com
800.752.0401
www.builderfinance.com

OVERVIEW

LOAN AMOUNT	$300,000 - $5,000,000
TERM	7 Year (5 fixed + 2 floating) or 12 Year (10 + 2)
INTEREST RATE	7.2% (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%)
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 Last 10 Years		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
HISTORY	Litigation with financial institution	Yes	N/A
	Foreclosure(s) since 2012	Yes	N/A
	Bankruptcy issue in past 10 years	Yes	N/A
	Delinqency 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

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