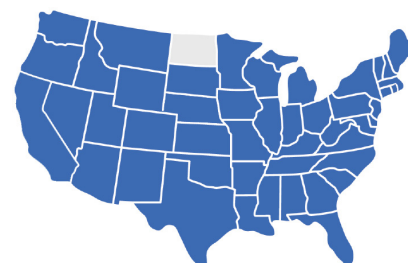


OVERVIEW

LOAN AMOUNT	Up to \$3,500,000
INTEREST RATE	7.99% - 10.99%*
PAY RATE	0.00% (no monthly payments)
POINTS	2% or, if Level 9 or 10, 3% (pay at maturity)
RECOURSE	Limited Recourse possible
TERM	Initial term of 10 or 12 months + 4 month extension option
OTHER	For greater detail, request a term sheet

SPRING 2025

Note: The Credit Line program has separate terms, inquire for details.



■ LOANS AVAILABLE

LOAN SIZE

	QUALIFICATIONS		LOAN SIZE		
	Sold Homes Since 2015	BFI Repayments Last 5 Years	Maximum LTC 100% if land sub (level 1-5, 7)	Maximum LTV loans > \$1MM per unit are lower**	
LEVEL 1	100+	AND 25+	90%	75%	BFI may directly pay all items
LEVEL 2	50+	AND 15+	90%	72%	
LEVEL 3	40+	AND 10+	88%	70%	
LEVEL 4	20+	AND 5+	86%	70%	
LEVEL 5	20+	AND 2+	84%	70%	
LEVEL 6	20+	AND 0	82%	68%	BFI may directly pay 5 budget items
LEVEL 7	10+	AND 2+	82%	67%	
LEVEL 8	8+	AND 0	80%	65%	
LEVEL 9	5+	AND 0	75%	60%	
LEVEL 10	2+	AND 0	70%	55%	

LOAN SIZE ADJUSTMENTS

		NEGATIVE ADJUSTMENT	POSITIVE ADJUSTMENT
FINANCIALS	Credit Score	below 700	740 or higher
	Bank account, 2 month balance	below \$75,000	\$250,000 or more
	Net worth excl. primary residence	below \$500,000	\$3,500,000 or more
MARKET	Population within 3-miles	below 25,000 AND/OR decreases	50,000 or more AND strong growth
	Affordability	Low (overbuilt / limited buyers)	Excellent
	Presold or refinance in place	N/A	Yes
	Issues flagged in valuation	Yes	N/A
HISTORY	Litigation financial institution past 10 years	Yes	N/A
	Foreclosure(s) past 10 years	Yes	N/A
	Bankruptcy issue 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

*7.99% first month, increasing 0.5% monthly up to 10.99% max.

** If loan per unit is >\$1 million max LTV is 70%. Max LTV is 65% >\$2 million per unit. With a loan that is >\$1 million and/or meets LTV threshold, BFI may directly pay budget items. Information herein is not comprehensive, may not apply in TN or other states, and is subject to change. This does not constitute any form of lending agreement or the basis for any claims. All loans are subject to credit approval. AZ Mortgage Banker License BK#1002339 | OR Mortgage Lending License: ML-5764 | NMLS ID: #1755064