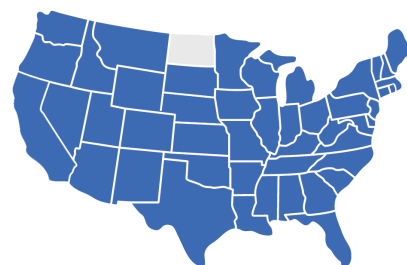


## OVERVIEW

LOAN AMOUNT	\$200,000 - \$3,500,000
INTEREST RATE	8.99%
PAY RATE	0.00% (no monthly payments)
POINTS	2%
RECOURSE	Full or, under certain exceptions, Non-Recourse
TERM	8 Months + 4 month extension
OTHER	For greater detail, request a term sheet



■ LOANS AVAILABLE

## LOAN SIZE

	QUALIFICATIONS				LOAN SIZE			
	Rentals & Builds Since 2014		BFI Repayments Last 5 Years		Purchase Value	Closing Costs	AFTER CLOSING	
LEVEL 1	20+	AND	3+		85%	+	100%	+ 100% of work (up to 75% ARV)*
LEVEL 2	20+	AND	0		80%	+	100%	+ 100% of work (up to 70% ARV)*
LEVEL 3	10+	AND	2+		80%	+	100%	+ 100% of work (up to 70% ARV)*
LEVEL 4	10+	AND	0		75%	+	100%	+ 75% of work (up to 65% ARV)
LEVEL 5	5+	AND	0		70%	+	100%	+ 70% of work (up to 60% ARV)

## ARV ADJUSTMENTS

		NEGATIVE ADJUSTMENT	POSITIVE ADJUSTMENT
FINANCIALS	Credit Score	below 700	780 or higher
	Bank account, 2 month balance	below \$75,000	\$350,000 or more
	Net worth excl. primary residence	below \$500,000	\$5,000,000 or more
MARKET	Population within 3-miles	below 25,000 and/or decreases	50,000 or more AND strong growth
	Issues flagged in valuation	Yes	N/A
	Affordability	Low (overbuilt / limited buyers)	N/A
	Presold or refinancing in place	N/A	Yes
HISTORY	Litigation financial institution past 10 years	Yes	N/A
	Foreclosure(s) past 10 years	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