

Bridge Value-Add Loan

We provide bridge loans to support fixing and flipping, fixing and renting, buying and holding properties for future construction, and developing ADUs. These loans have no prepayment penalties.

Lending Criteria (by Lending Experience)

| | 0-1 Completed Projects | 2-4 Completed Projects | 5+ Completed Projects |
|------------------|----------------------------|----------------------------|----------------------------|
| Loan Amount* | \$100,000 to \$1.5 Million | \$100,000 to \$1.5 Million | \$100,000 to \$1.5 Million |
| Payment Type | Interest Only | Interest Only | Interest Only |
| Loan Term | 6 to 18 Months | 6 to 18 Months | 6 to 18 Months |
| Loan to Cost | Up to 80% | Up to 85% | Up to 90% |
| Loan to ARV | Up to 70% | Up to 70% | Up to 70% |
| Closing Timeline | 5 to 10 business days | 5 to 10 business days | 5 to 10 business days |

Additional Guidelines

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|---------------------|--|
| FICO | 680 minimum soft credit assessment |
| Experience | Fix-and-flip, BRRRR (fix-and-rent), and new construction projects completed in the last three years count towards experience. General contractor experience may be considered. |
| Eligible Properties | 1-4 unit detached homes, townhomes, warrantable condos, and apartments with up to 10 units (at reduced LTV). Loans are restricted to investment properties. Owner-occupied properties are not allowed. |
| Eligible States | We lend nationwide except Alaska, Hawaii, Nevada, North Dakota, South Dakota, West Virginia, and rural locations |
| Draws | The renovation holdback reimburses expenses. A draw request takes 2-3 business days and requires a virtual property walk-through and lien release. |
| Second Liens | Subordinate financing is ordinarily not allowed, but may be considered for experienced investors and repeat clients. We must approve amount, terms, and lender |
| Borrower | Entities only. A personal guarantee is required. Non-recourse options available. |
| Loan Amount* | <\$100,000 or >\$1.5 million considered on a case-by-case basis |

Bridge Stable Asset Loan



We provide multi-year financing for newly constructed or renovated properties that are currently vacant or being stabilized and ineligible for a 30-year mortgage. These loans have no prepayment penalties.

Lending Criteria

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| Loan Amount | \$150,000 to \$1.5 million (>\$1.5 million considered on a case-by-case basis) |
| Payment Type | Interest Only with balloon payment at maturity |
| Loan Term | 12 to 24 months |
| Loan to Value | Up to 75% |
| Loan to Cost | Up to 75% |
| Closing Timeline | 5 to 10 business days |

Additional Guidelines

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|---------------------|---|
| FICO | 680 minimum soft credit assessment |
| Property Condition | Properties must be in a livable condition with no renovations outstanding (i.e., C1-C4 condition rating) |
| Eligible Properties | 1-4 unit detached homes, townhomes, warrantable condos, and apartments with up to 8 units (at reduced LTV). Loans are restricted to investment properties. Owner-occupied properties are not allowed. |
| Eligible States | We lend nationwide except Alaska, Hawaii, Nevada, North Dakota, South Dakota, West Virginia, and rural locations |
| Second Liens | Subordinate financing is ordinarily not allowed but may be considered for experienced investors and repeat clients. We must approve any second-lien amount, terms, and lender. |
| Borrower | Entities only. A personal guarantee is required. Non-recourse options available. |

1-10 Unit DSCR Rental Loan



We provide 30-year loans for single asset 1-10 unit rentals and rental portfolios. These loans are based on property cash flow—eliminating the difficulty of underwriting borrower income that is part of any conventional loan. With this program Airbnb/VRBO properties are eligible based on the subjects projected short-term rental revenue.

Lending Criteria

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|--------------------|---|
| Loan Amount | \$100,000 to \$2 million (max loan amount is higher for Portfolios) |
| Loan Term | 30-year fixed rate; or 7-year interest only followed by an amortization |
| Loan to Value | Up to 80%; or up to 75% for cash-out refinances with low to no seasoning |
| Debt Coverage | Minimum 1.05 DSCR (0.75 DSCR available in select core MSAs with up to 70% LTV) |
| Prepayment Penalty | 3% step down of unpaid balance in Year 1, 2% in Year 2, 1% in Year 3. Reduced prepayment penalty options are available. |
| Closing Timeline | 2-3 weeks |

Additional Guidelines

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| FICO | 660 minimum hard credit assessment |
| Revenue Verification | Long-term rental revenue is verified through a lease agreement. Short-term rental (Airbnb/VRBO) revenue is verified utilizing 90% of AirDNA rents. |
| Property Condition | Properties must be in a livable condition with no renovations outstanding (i.e., C1-C4 condition rating) |
| Eligible Properties | 1-4 unit detached homes, townhomes, warrantable condos, and apartments with up to 10 units (at reduced LTV). Loans are restricted to investment properties. Owner-occupied properties are not allowed. |
| Eligible States | We lend nationwide except Alaska, Hawaii, Nevada, North Dakota, South Dakota, West Virginia, and rural locations |
| Borrower | Entities only. A personal guarantee is required. Non-recourse options available. |
| Mortgage Payments | Taxes and insurance are escrowed. Mortgage payments are collected by ACH |
| Portfolio Loans | Portfolio loan options are available for real estate investors looking to finance multiple properties with a single loan |

Bank Statement Loan



Recent home price appreciation and high interest rates may mean DSCR loans do not provide an ideal loan amount, or a rental property may be ineligible altogether because of how it cash flows (e.g., short-term rental).

Bank statement loans may be a solution for real estate investors who would like permanent financing for higher-value homes, short-term rentals, and maturing hard money loans. This product analyzes 12 months of bank statement transactions to calculate the income and liabilities of a real estate investor and determine loan size based on a 50% debt-to-income ratio.

Lending Criteria

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|--------------------|--|
| Loan Amount | \$100,000 to \$1.5 million (>\$1.5 million considered on a case-by-case basis) |
| Loan Term | 30-year fixed rate; or 7-year interest only followed by an amortization |
| Loan to Value | Up to 80%; or up to 70% for cash-out refinances with low to no seasoning |
| Prepayment Penalty | 3% step down of unpaid balance in Year 1, 2% in Year 2, 1% in Year 3. Reduced prepayment penalty options are available |
| Closing Timeline | 2-3 weeks |

Additional Guidelines

| | |
|-------------------------------|--|
| FICO | 660 minimum hard credit assessment |
| Ability to Repay Verification | This product analyzes 12 months of bank statement transactions to calculate the income and liabilities of a real estate investor and determine loan size based on a 50% debt-to-income ratio |
| Property Condition | Properties must be in a livable condition with no renovations outstanding (i.e., C1-C4 condition rating) |
| Eligible Properties | 1-4 unit detached homes, townhomes, and condos. Loans are restricted to investment properties. Owner-occupied properties are not allowed. Portfolios are not allowed. |
| Eligible States | We lend nationwide except Alaska, Hawaii, Nevada, North Dakota, South Dakota, West Virginia and rural locations |
| Borrower | Entities only. A personal guarantee is required. Non-recourse is not allowed. |
| Mortgage Payments | Taxes and insurance are escrowed. Mortgage payments are collected by ACH |

Construction Loan

We provide financing for the construction of single-family homes, 2-4 unit properties, auxiliary dwellings, and townhomes. We will consider large condo and apartment construction projects on a case-by-case basis. Real estate investors appreciate our flexible terms and speed of closing and administering construction draws.

Lending Criteria

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| Loan Amount | \$150,000 to \$1.5 million (>\$1.5 million considered on a case-by-case basis) |
| Loan Term | 12, 18 or 24 months |
| Payment Type | Interest Only with balloon payment at maturity |
| Advance Rate | Up to 80% loan to cost, 65% loan to after construction value |
| Construction Financing | 100% of construction budget (including eligible soft costs) |
| Credit for Land | 100% of acquisition cost |
| Closing Timeline | 2-3 weeks |

Additional Guidelines

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| FICO | 660 minimum soft credit assessment |
| Investing Experience | We require a sponsor to have completed five or more construction projects. General contracting and complex fix-and-flip projects may count toward experience. |
| Eligible Properties | 1-4 unit detached homes, townhomes, warrantable condos, and apartments with up to 10 units (at reduced LTV). Loans are restricted to investment properties. Owner-occupied properties are not allowed. |
| Eligible States | We lend nationwide except Alaska, Hawaii, Nevada, North Dakota, South Dakota, West Virginia, and rural locations |
| Second Liens | Subordinate financing is ordinarily not allowed but may be considered for experienced investors and repeat clients. We must approve any second-lien amount, terms, and lender. |
| Borrower | Entities only. A personal guarantee is required. Non-recourse options available. |
| Draws | Virtual inspection or third-party site visit, invoice review and reconciliation to scope of work, lien releases for payments over \$10,000 or title date-down endorsement |

Commercial Bridge Loan



Commercial bridge lending finances acquiring, improving, and stabilizing commercial, mixed-use and multifamily residential properties. Commercial bridge lending is designed for properties in metropolitan markets and sponsors with a proven track record. Our proprietary technology, streamlined underwriting, and competitive terms differentiate us from traditional lenders.

Lending Criteria

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| Loan Amount | \$3 million to \$50 million |
| Payment Type | Interest Only with balloon payment at maturity |
| Loan to Value | Up to an 80% for purchases, 75% for refinances, and 65% for cash-out refinances, subject to property type, third-party property valuation, and expected potential rent |
| Loan Term | 12, 24 and 36 month loan term options. Loans with a 12 or 24-month term may extend up to 12 months. Loans with a 36-month term may extend up to 24 months. |
| Closing Timeline | 4-6 weeks |

Additional Guidelines

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| FICO | Minimum 700 |
| Eligible Properties | Multifamily, industrial, office, retail, mixed-use, self-storage, manufactured housing, and hospitality |
| Eligible States | We lend nationwide except Alaska, Hawaii, Illinois, Nevada, North Dakota, South Dakota, West Virginia, Wyoming and rural locations |
| Borrower | Available to sponsors with prior investing experience in the asset class. Loans are originated to a business entity. |
| Personal Guarantee | Required from an individual who is at least a 25% owner of the borrowing entity. Non-recourse with customary carve outs may be considered. |
| Net Worth & Liquidity | Will vary by project. Typically, minimum net worth of 100% of the loan amount and a minimum liquidity of 15% of the loan amount. |