



## REAL ESTATE FUNDING NON-OWNER OCCUPIED LOAN PROGRAMS

	SFR REHAB (1-4 UNITS)	SFR LONG-TERM HOLD (1-4 UNITS)
<b>Property Type</b>	Non-owner occupied SFR 1-4 units	Non-owner occupied SFR 1-4 units
<b>Loan Purpose</b>	Investment Purpose: Acquisition, Cash-Out, Refinance, Rehab	Investment Purpose: Rental Property
<b>Loan Amount</b>	\$30,000 up to FHA Cap	\$30,000 up to FHA Cap
<b>Rates and Terms</b>	Starting at 8.75%, 6-24 Months	30-year amortized with 5-year balloon
<b>Origination Points</b>	1 to 5	2 to 4
<b>Loan Criteria</b>	90% Purchase; 100% Rehab not to exceed 65% LTV; Cash-out Refi 50% LTV	PDTI Max 90%; As-Is 75%
<b>Loan Criteria Experience-based (Based on closed transactions)</b>	100% Purchase Price, 100% Rehab, 100% Closing Costs not to Exceed 70% LTV	Up to 100 BPS Discount on Origination Points
<b>Evaluation</b>	General Appraiser	General Appraiser
<b>Minimum Credit Score</b>	650	650
<b>States Excluded</b>	MN, NV, SD, UT, VT	MN, NV, SD, UT, VT
<b>Prepayment Penalty</b>	N/A	First Year - 3%  Second Year - 2%  Third Year – 1%  Thereafter - 0

This general information listed is subject to change and approval based on completed application. Contact us for criteria for Self-Storage, Apartment Complexes, Multi-Family, Mixed-Use, \$250K - \$5MM.