

Short Term Purchase/Rehab Funding and Pool of SFR financing

No Credit Requirement Funding to \$100,000.00+:

1. Signed Purchase Contract.
2. Licensed Contractor's Estimate of Repairs and Labor.
3. BPO.
4. 5 Comps.
5. Photos inside and out of property and nearby properties exterior photos.
6. Application filled out.

When all those docs are in , we will review them, and if the property fits under 65% of ARV for both Purchase and Rehab we will issue our Preliminary Letter Of Intent to begin funding.

Short Term Purchase + Rehab Funding

Funding Procedure and Guidelines

NO Credit Check / No Front Fees

- 1.) We lend up to 65% ARV for up to 4-6 months on Purchase /Rehab Fix and Flip projects
- 2.) Please review and FULLY complete the attached Application. There are NO upfront or due diligence fees required and all submitted information is held in strictest confidence.
- 3.) Email us the repair list on a licensed contractor letterhead, itemizing the cost of each room/area, with total repair cost
- 4.) Give above repair list to an appraiser or a RE broker to obtain an appraisal/BPO on the "ARV subject to repair list"
- 5.) Email us the ARV so we can submit it to our underwriting department for review and commit to lend up 65% of ARV
- 6.) Rehabber / investor is responsible to pay the above monthly lending cost plus carrying cost on the property (taxes, utilities, etc.), plus insurance policy naming lender as loss payee
- 7.) Rehabber / investor is 100% responsible to finish the project on time as agreed. Rehabber-investor is responsible to sale the property by his/her own efforts, if a sales commission needs to be paid then that

amount will deducted from the rehabber-investor's share appreciation and not from the total appreciation amount.

NOTE: We reserve the right to approve or deny any submission based on our overall comfort level with the Borrower's proven experience, quality of documentation and ability to perform. Incomplete applications and documentation will not be considered for financing.

Pools of SFR financing to 75% 5-6% rate with interest only/1% buydown per annum

Finance Pools of 1-4 unit properties nationwide

Nationwide - 75% of rented 1-4 units and 65% if empty and now going to rent

Rate - 5-6% with 1% principal buydown per year interest only

Term- 5-years

starts at \$2MM+ will do pools of properties (could be 100+ properties)

Appraisal - BPOs