

CCL 100												
Loan Amounts: \$200,000 to \$5,000,000												
Programs	Term	AM	LTV / DCR	MF & MXD USE (>50% Res)			MXD USE			OFF, RET, LT IND, SS, MHP		
				1.40+	1.31 - 1.40	1.30 - 1.25	1.50+	1.50 - 1.41	1.40 - 1.30	1.50+	1.50 - 1.41	1.40 - 1.30
5 Year Hybrid	30	30	<50%	7.750	8.000	8.250	8.000	8.250	8.500	8.500	8.750	9.000
			51- 70%	8.000	8.250	8.500	8.250	8.500	8.750	8.750	9.000	9.250
			71 - 75%	8.250	8.500	8.750						
7 Year Hybrid	30	30	<50%	8.250	8.500	8.750	8.500	8.750	9.000	9.000	9.250	9.500
			51- 70%	8.500	8.750	9.000	8.750	9.000	9.250	9.250	9.500	9.750
			71 - 75%	8.750	9.000	9.250						
10 Year Hybrid	30	30	<50%	8.625	8.875	9.125	8.875	9.125	9.375	9.375	9.625	9.875
			51- 70%	8.875	9.125	9.375	9.125	9.375	9.625	9.625	9.875	10.125
			71 - 75%	9.125	9.375	9.625						
15 Year Hybrid	30	30	<50%	8.875	9.125	9.375	9.125	9.375	9.625	9.625	9.875	10.125
			51- 70%	9.125	9.375	9.625	9.375	9.625	9.875	9.875	10.125	10.375
			71 - 75%	9.375	9.625	9.875						
30 year Fixed	30	30	<50%	9.250	9.500	9.750	9.500	9.750	10.000	10.000	10.250	10.500
			51- 70%	9.500	9.750	10.000	9.750	10.000	10.250	10.250	10.500	10.750
			71 - 75%	9.750	10.000	10.250						

Program Guidelines

Property Types:	Multifamily 5+ units (NJ - <7 units must be NOO), Mobile Home Parks, Mixed Use, Office, Retail, Lt Industrial, Self-Storage	
Lending Areas:	Nationwide except - AK, ND, SD (Emphasis Top 120 MSA's)	Min. Credit Score: Generally 650 (<650 case-by-case)
Index:	6-Mo. LIBOR	Personal Recourse: Required
Margin:	4.00%	Rate Buydown: Reduce rate by 0.250% for 1.00% cost add
Rate Caps:	1.00% initial, 1.00% per 6 mos., 6.00% lifetime	Rate Lock: Rates not locked until Loan Docs are drawn
Floor:	Initial Rate	Loan Fee: 1.50% (0.50% cost reduction for 0.250% add to rate)
Prepayment:	5, 5, 5, 5, 5 (Step Down add .50% to rate)	Loan Fee covers processing, underwriting and docs

CCL 200												
Loan Amounts: \$500,000 to \$5,000,000												
Programs	Term	AM	LTV / DCR	MF			MXD USE, MHP			OFF, RET, LT IND, SS		
				1.35+	1.34 - 1.25	1.24 - 1.20	1.40+	1.31 - 1.40	1.30 - 1.25	1.50+	1.50 - 1.41	1.40 - 1.30
5 Year Hybrid	Up to 30	30	<50%	3.500	3.875	4.250	3.750	4.125	4.500	4.000	4.375	4.750
			51- 70%	4.000	4.375	4.750	4.250	4.625	5.000	4.500	4.875	5.250
			71 - 75%	4.500	4.875	5.250	4.750	5.125	5.500			
7 Year Hybrid	Up to 30	30	<50%	4.000	4.375	4.750	4.250	4.625	5.000	4.500	4.875	5.250
			51- 70%	4.500	4.875	5.250	4.750	5.125	5.500	5.000	5.375	5.750
			71 - 75%	5.000	5.375	5.750	5.250	5.625	6.000			
10 Year Hybrid	Up to 30	30	<50%	4.375	4.750	5.125	4.625	5.000	5.375	4.875	5.250	5.625
			51- 70%	4.875	5.250	5.625	5.125	5.500	5.875	5.375	5.750	6.125
			71 - 75%	5.375	5.750	6.125	5.625	6.000	6.375			

Program Guidelines

Property Types:	Multifamily 5+ units (NJ - <7 units must be NOO), Mobile Home Parks, Mixed Use, Office, Retail, Lt Industrial, Self-Storage	
Lending Areas:	Nationwide top 120 MSAs except - AK, ND, SD	Amortization: Subject to Remaining Economic Life
Index:	6-Mo. LIBOR	Prepayment: Step Down: Ex. 3,2,1 / 4,3,2,1 / 5,4,3,2,1
Margin:	MF 2.00% - 4.00% / Other properties 2.50 - 4.00%	Min. Credit Score: Generally 700 (Global Cash Flow analysis required)
Rate Caps:	2.00% initial, 1.00% per 6 mos., 5.00% lifetime	Personal Recourse: Required
Floor:	Initial Rate	Loan Cost: up to \$1.49MM - 1.50%, \$1.5MM to \$2.99MM - 1.0%, \$3MM+ - 0.5%
Note:	Add 0.125% to rates shown above for loans under \$1,500,000	Loan Fees: No Processing or Underwriting Fees charged

Recently Closed

Funded: \$494,000

Property: Retail
Purpose: Refinance/Cashout
Location: Charlotte, North Carolina
Background: Borrower needed a refinance/cashout of two properties; providing the cash needed to build apartments on a separate parcel.

We Listen. We Advise. We Fund.



Call me and I'll help your commercial pipeline grow — **Richard Milford**
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Cherrywood broker approval required prior to loan funding.

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