

Renovation Loans Rate Sheet

Term	Rate	APR ¹	Payments	Payment ¹	Loan to Value ²
12 Month	8.75%	12.97%	Interest Only	\$729.17	75% of Acquisition + Renovation Funds (P1)
12 Month	9.75%	14.12%	Interest Only	\$812.50	80% of Acquisition + Renovation Funds (P2)
12 Month	10.75%	15.27%	Interest Only	\$895.83	85% of Acquisition + Renovation Funds (P3)
12 Month	12.00%	16.73%	Interest Only	\$1,000.00	90% of Acquisition + Renovation Funds (P4)

¹ based on \$100,000 loan amount

² 70% loan to after renovation value cap on all programs

Benefits

- » Non-Recourse Available
- » US Citizenship not Required
- » 7-10 Days to Close, No Appraisal Required
- » Reduced Origination Fee Available for a Reduced Term
 - EX: 1.5% instead of 2.0% for 6 Months (minimum applies)

Terms and Requirements

- » Minimum Down Payments Apply
- » \$25,000 for P1, \$20,000 for P2, \$15,000 for P3 and \$10,000 for P4
- » Credit Report (no minimum FICO)
- » Proof of Funds, Bank Statements, Balloon Payment at Term
- » Loan Approval is Subject to Underwriter Acceptance of Collateral
- » 3 Month Interest Guarantee, Interest Accrues on Full Loan Amount
- » Reimbursement Renovation Draws
- » 85% Initial Release Basis Cap on Refinance (appraisal required)

Loan Fees

- » 2% Origination Fee (\$2,000 minimum)
- » \$795 Loan Processing Fee
- » \$495 Document Preparation Fee
- » \$125 Per Renovation Draw

Loan Types

- » Purchase, Refinance or Cash-Out
- » Non-Owner Occupied Only, Residential Property Only
- » 5+ Units and Condos OK (subject to a reduced Loan-to-Value)
- » Program 1 at 8.75% Subject to Change on Loan Amounts > \$250,000

Requirements for New Borrowers

- » Subject to 680 FICO Minimum and/or Decreased Loan-to-Value
- » Subject to Full Renovation Budget Reserve at COE
- » Subject to Payment of the Interest Guarantee Upfront at COE