

## Investor Bridge Loan Standard (BSA)

### Hard Money

Max Loan Amount	Max LTV / CLTV	Loan Purpose	Admin Fee
3,000,000	75	Purchase	\$2,000.00
		Refinance	\$2,500.00
General Requirements			
Appraisals	♦ Required when loan to purchase price exceeds designated LTV threshold of a particular area, and subject property must be in livable condition immediately without need of renovations: ♦ LA County: - SGV cities = 75% - LA cities >= 70% - North LA, Coastal cities, Torrance & Long Beach area >= 65% ♦ Riverside County >= 65% ♦ San Bernadino County >= 65% - Chino, Chino Hill, Rancho Cucamonga, Fontana equivalent cities +=5% ♦ Orange County >= 70% - Irvine, Costa Mesa += 5% ♦ Detailed mapping will be provided upon request and subject to updates on a rolling basis.		
Extension Policy	♦ 1% of remaining principal balance for 3 months		
Product Type	♦ 60 days      ♦ 90 days      ♦ 120 days      ♦ 180 days		
Property Type	♦ 1-4 residential units      ♦ 4+ multi-family		
Entity as Borrower Required Documents	♦ <b>Business</b> - Article of incorporation / organization - EIN Letter (IRS form SS-4 or equivalent) - Certificate of good standing - Bylaws / Operating agreement - Most recent business bank statement (Must be original pdf format) ♦ <b>Trust</b> - Trust agreement or cetificate of trust - One form of government issued ID of the Trustee ♦ <b>Guarantor</b> - One form of government issued ID - Contact information (Phone & Email)		
Vesting	♦ All titleholders are required to be borrower for Joint Tenancy / Tenancy in Common		
Property Insurance	♦ Provide lender info, loan info and add lender as mortgagee/lender's loss payee - <b>Must</b> be Mortgagee ♦ RCE report ♦ Insured amount of Coverage A <b>Must</b> be at least replacement value, <b>NOT</b> cash value ♦ Dwelling replacement cost and Extended Coverage <b>Must</b> be included ♦ If property has an ADU or additional building structure, additional sqft, <b>Must</b> be reported to I Coverage B Required ♦ Declaration page, <b>NO</b> ACCORD 27 is accepted ♦ Receipt of paid policy		
1031 Exchange	♦ Exchange agreement - QEAA ( Qualified Exchange Accommodation Arrangement) ♦ Entity docs of the EAT (Exchange Accommodation Titleholder) ♦ Entity docs of the SPE		
Cash-Out	♦ Investment Property - Rental - Lease agreement - Proof of rental income - Rent roll (Required for 5+ rental properties) - Property management agreement (Required for 5+ rental properties)		
Assets	♦ 30-day asset verification required (Most recent personal bank statement)		
Interest Reserves	♦ No credit score: Reserve equal to full-term interest payments (deposit upfront or deducted from the final funding release) ♦ FICO < 580: Reserve equal to full-term interest payments (deposit upfront or deducted from the final funding release) ♦ FICO 580-699: Reserve equal to interest payments for 2/3 of the loan term ♦ FICO 700-749: Interest reserve waived for programs without hard requirement on reserve ♦ FICO >= 750: Interest reserve waived for all programs ♦ Borrowers with more than 1 mortgage late payment or more than 3 late payments on other credit accounts in the past 12 months are required to reserve an amount equal to the full-term interest payments, regardless of credit score.		

## Investor Bridge Loan 2nd Lien (B2A)

*Hard Money*

Max Loan Amount	Max LTV / CLTV	Loan Purpose	Admin Fee
1,000,000	60	Purchase	N/A
		Refinance	\$2,500.00
General Requirements			
Frist Position Requirement	♦ Mortgage must be from renowned banks or institutional mortgage lenders ♦ Remaining first mortgage amount less than \$1,000,000 and 40% LTV		
Appraisals	♦ Required when CLTV greater than 50%		
Extension Policy	♦ 2% of remaining principal balance for 3 months		
Product Type	♦ 60 days      ♦ 90 days      ♦ 120 days      ♦ 180 days		
Property Type	♦ 1-4 residential units      ♦ 4+ multi-family		
Entity as Borrower Required Documents	♦ <b>Business</b> - Article of incorporation / organization - EIN Letter (IRS form SS-4 or equivalent) - Certificate of good standing - Bylaws / Operating agreement - Most recent business bank statement (Must be original pdf format) ♦ <b>Trust</b> - Trust agreement or cetificate of trust - One form of government issued ID of the Trustee ♦ <b>Guarantor</b> - One form of government issued ID - Contact information (Phone & Email)		
Vesting	♦ All titleholders are required to be borrower for Joint Tenancy / Tenancy in Common		
Property Insurance	♦ Provide lender info, loan info and add lender as mortgagee/lender's loss payee - <b>Must</b> be Mortgagee ♦ RCE report ♦ Insured amount of Coverage A <b>Must</b> be at least replacement value, <b>NOT</b> cash value ♦ Dwelling replacement cost and Extended Coverage <b>Must</b> be included ♦ If property has an ADU or additional building structure, additional sqft, <b>Must</b> be reported to I Coverage B Required ♦ Declaration page, <b>NO</b> ACCORD 27 is accepted ♦ Receipt of paid policy		
1031 Exchange	♦ Exchange agreement - QEAA ( Qualified Exchange Accommodation Arrangement) ♦ Entity docs of the EAT (Exchange Accommodation Titleholder) ♦ Entity docs of the SPE		
Cash-Out	♦ Investment Property - Rental - Lease agreement - Proof of rental income - Rent roll (Required for 5+ rental properties) - Property management agreement (Required for 5+ rental properties)		
Assets	♦ 30-day asset verification required (Most recent personal bank statement)		
Interest Reserves	♦ No credit score: Reserve equal to full-term interest payments (deposit upfront or deducted from the final funding release) ♦ FICO < 580: Reserve equal to full-term interest payments (deposit upfront or deducted from the final funding release) ♦ FICO 580-699: Reserve equal to interest payments for 2/3 of the loan term ♦ FICO 700-749: Interest reserve waived for programs without hard requirement on reserve ♦ FICO >= 750: Interest reserve waived for all programs ♦ Borrowers with more than 1 mortgage late payment or more than 3 late payments on other credit accounts in the past 12 months are required to reserve an amount equal to the full-term interest payments, regardless of credit score.		

## Investor Bridge Loan Renovation (BRA)

### Hard Money

Max Loan Amount	Max LTV / CLTV	Loan Purpose	Admin Fee
3,000,000	75	Purchase	\$2,000.00
		Refinance	N/A
General Requirements			
Appraisals	♦ Required when loan to purchase price exceeds designated LTV threshold of a particular area, and subject property must be in livable condition immediately without need of renovations: ♦ LA County: - SGV cities = 75% - LA cities >= 70% - North LA, Coastal cities, Torrance & Long Beach area >= 65% ♦ Riverside County >= 65% ♦ San Bernadino County >= 65% - Chino, Chino Hill, Rancho Cucamonga, Fontana equivalent cities +=5% ♦ Orange County >= 70% - Irvine, Costa Mesa += 5% ♦ Detailed mapping will be provided upon request and subject to updates on a rolling basis. ♦ <b>This can be waived if the result of due diligence satisfies fund's guideline.</b>		
Extension Policy	♦ 1.25% of remaining principal balance for 3 months		
Product Type	♦ 60 days      ♦ 90 days      ♦ 120 days      ♦ 180 days		
Property Type	♦ 1-4 residential units      ♦ 4+ multi-family		
Entity as Borrower Required Documents	♦ <b>Business</b> - Article of incorporation / organization - EIN Letter (IRS form SS-4 or equivalent) - Certificate of good standing - Bylaws / Operating agreement - Most recent business bank statement (Must be original pdf format) ♦ <b>Trust</b> - Trust agreement or cetificate of trust - One form of government issued ID of the Trustee ♦ <b>Guarantor</b> - One form of government issued ID - Contact information (Phone & Email)		
Vesting	♦ All titleholders are required to be borrower for Joint Tenancy / Tenancy in Common		
Property Insurance	♦ Provide lender info, loan info and add lender as mortgagee/lender's loss payee - <b>Must</b> be Mortgagee ♦ RCE report ♦ Insured amount of Coverage A <b>Must</b> be at least replacement value, <b>NOT</b> cash value ♦ Dwelling replacement cost and Extended Coverage <b>Must</b> be included ♦ If property has an ADU or additional building structure, additional sqft, <b>Must</b> be reported to I Coverage B Required ♦ Declaration page, <b>NO</b> ACCORD 27 is accepted ♦ Receipt of paid policy		
1031 Exchange	♦ Exchange agreement - QEAA ( Qualified Exchange Accommodation Arrangement) ♦ Entity docs of the EAT (Exchange Accommodation Titleholder) ♦ Entity docs of the SPE		
Cash-Out	♦ Investment Property - Rental - Lease agreement - Proof of rental income - Rent roll (Required for 5+ rental properties) - Property management agreement (Required for 5+ rental properties)		
Assets	♦ 30-day asset verification required (Most recent personal bank statement)		
Interest Reserves	♦ No credit score: Reserve equal to full-term interest payments (deposit upfront or deducted from the final funding release) ♦ FICO < 580: Reserve equal to full-term interest payments (deposit upfront or deducted from the final funding release) ♦ FICO 580-699: Reserve equal to interest payments for 2/3 of the loan term ♦ FICO 700-749: Interest reserve waived for programs without hard requirement on reserve ♦ FICO >= 750: Interest reserve waived for all programs ♦ Borrowers with more than 1 mortgage late payment or more than 3 late payments on other credit accounts in the past 12 months are required to reserve an amount equal to the full-term interest payments, regardless of credit score.		