



Stabilized Bridge Program

These represent general guidelines and loan terms are subject to lender discretion.

	NO DSCR	DSCR EXIT
Purpose	To provide bridge financing on a property that was recently renovated or constructed and is currently/soon to be listed for sale	To provide bridge financing on a property that is currently rented or soon to be rented, but is not yet ready for permanent financing
Loan Amount	Min: \$75,000 Max: \$1,500,000 / larger loans allowed at lender discretion	Min: \$75,000 Max: \$1,000,000 for SFR, \$2,000,000 for 2-4 Unit / larger loans allowed at lender discretion
Term Length	12 months, up to 18 at lender discretion	12 months, up to 18 at lender discretion
Property Types	Single Family/2-4 Unit/Townhomes/PUD/Warrantable Condos	Single Family/2-4 Unit/Townhomes/PUD/Warrantable Condos
Max LTC	85% of purchase price + verified completed capex if property owned < 6 months	85% of purchase price + verified completed capex if property owned < 6 months
Max LTV	700 FICO: 70% if property owned > 6 months 660-699 FICO: 65% if property owned > 6 months	70% LTV
Min DSCR	N/A	1.10 Exit DSCR based on lower of in place rent and market rent
Property Condition	C2 or better	C4 or better with no deferred maintenance
Min FICO	660	660
Collateral Restrictions	Property value within 90th percentile of market No rural, exotic, or unique properties	No rural, exotic, or unique properties