



Nationwide Mixed-Use & Multi-Family Rehab & Bridge Loans Niche Sheet 2019

Highlighted General Terms

Asset Classes	Mixed-Use, Multi-Family Residential
Lending Criteria	Metro, Urban, Suburban
MSA Population Req.	\$250,000 / \$5,000,000
Loan Min/Max	620
Minimum FICO	8.49%
Floor Start Rate	Interest Only
Payment Type	12 to 24
Loan Term/Months	3 to 6 Months
Prepayment Penalty	1st Mortgage
Lien Position	2.5% Under \$1M
Lender Origination	70%
Refinance Max LTV	80%
Purchase Max LTV	75%-85% Rehab
Purchase w/ Rehab	80%
Purchase No Rehab LTC	70%
Purchase Rehab Max ARV	> 680 Add 0.75%
Rate Add On FICO	> 3 Projects Add 0.50%
Rate Add On Experience	Add 0.50%
Rate Add On Refi Cash Out	Add 1.00% to Points
Loan Size \$200k - \$299k	

General Guidelines

Non-Owner Properites Only Considered
Minimum Value per Unit AS-IS \$50,000 / Min. Value per Unit ARV \$75,000 = Must Meet Both to Qualify
New Appraisal Only
Experience - Must have 3 Proven/Verifiable Transactions History to Avoid Rate Add-On
No Foreclosure/Deed in Lieu/Short Sales within 3 Years – Must have Credit ReEstablished
Interest Only for 12 or 24 Months
Must Record in LLC or Corporation Only
Subordinate Financing Not Permitted
Loans Above the loan maximum may be considered for strong Tier 1 Locations. Performing Only.

Scenarios or Questions Please Contact:

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