

FUNDLOANS

NMLS: 1202262

BRIDGE LOAN										
1-4 Unit N/O/O, 12 and 24 Month Term, Stated Income, BPO Allowed										
Rate		LTV*								
Floor: 9.75%		Purchase			Rate/Term Refinance			Cash-Out Refinance		
FICO	Adjustment	TIER 1	TIER 2	TIER 3	TIER 1	TIER 2	TIER 3	TIER 1	TIER 2	TIER 3
700+	0.00%	75%	75%	75%	70%	70%	70%	70%	70%	70%
640-699	0.25%	75%	75%	70%	70%	70%	65%	70%	65%	60%
580-639	0.50%	75%	75%	65%	70%	70%	60%	65%	60%	55%
500-579	0.75%	70%	70%	60%	65%	65%	55%	60%	55%	50%
<499 (or No FICO) ¹	1.25%	60%	60%	55%	55%	55%	50%	55%	50%	50%
Foreign National ²	1.25%	75%	70%	65%	70%	60%	60%	65%	60%	55%
Experience	Adjustment	12 mo term: NO DSCR calculated 24 mo term: 1.10 DSCR				State Adjustment				
TIER 1 - (5+)	0.00%					State		LTV Adjustment		
TIER 2 - (1-4)	0.75%					FL, SC, VA		-5%		
TIER 3 - (0)	1.25%	12 mo term: NO Prepay 24 mo term: Must make 8 total payments				Purchase		Adjustment		
LTV	Adjustment	Reserves: 4 mo. ITIA (cash or equivalent only) BPO w/ Interior Pics: Value <\$1.5m				75-80% of Purchase Price		0.25%		
If the loan amount is 15% or more below maximum qualified Loan to Value	-0.25%	Rehab Financing				Vesting		Adjustment		
		Experience Tiers		% of Rehab Financed	% of ARV	Owner-Builder Available?	Entity		0.00%	
Loan Amount ³	LTV Adjustment						Individual		0.25%	
\$3.51M-\$7.00M	-15%	TIER 1 - (5+)		100%	70%	Yes	Fees to FundLoans			
\$2.51M-\$3.50M	-10%	TIER 2 - (1-4)		90%	70%	Yes	2.00 pts			
\$2.01M-\$2.50M	-5%	TIER 3 - (0)		80%	65%	No-GC Req.	(Broker may add additional 2 pts)			
\$300k - \$2.00M	0%						Underwriting/Processing Fee		\$2,295	
Max LTV Requirements										
* Max LTV Areas reserved for 'major metros' and are defined as urban or suburban neighborhoods with quality comparables within 3 miles.					LTVs are subject to change based on location, condition, unique characteristics, borrower experience, credit history and background check.					
BUSINESS PURPOSE ONLY										

¹ 499 FICOs and below do not qualify for a 24 Month Term

⁴ Cash out limits: <580 = \$250,000 580-640 = \$500,000 640+ = \$1,000,000

² If a Foreign National has a FICO score, the score will be used to determine the interest rate and leverage.

³ Loan amounts > \$7M will be considered on a case by case basis. LTV reduced by 20%.

States: AZ, CA, CO, FL, GA, HI, ID, NC, OR, SC, TN, TX, UT, VA, WA

Approved AMC: Appraisal Nation, Clear Capital, Dart, Service Link

