

Fix & Flip Program 1

Investor 1-4

Non-Owner Occupied SFR, Condo, 2-4 Unit

Tier	Loan To Value	Interest Rates Only	LTV
I	FICO ≥ 700	8.50%	75%
II	FICO 650-699	8.75%	75%
III	FICO < 650	9.75%	70%

General Guidelines	Purpose	Purchase Transaction only
	Loan Amount	\$75k - \$2MM
	Term	1 year Interest Only
	Credit Score	No Minimum
	Prepayment Penalty	Minimum 4 months interest
	Rate Buydown	1 pt. fee= .50% rate reduction (Maximum 1% reduction)
	Total Fees	Max is 3% of the loan amount including non-recurring closing costs
Lender Fees	4% + underwriting fee \$999	
Underwriting Guidelines	Income Verification	Simple Documentation
	Down Payment	Must be sourced
	Reserve Requirements	Proof of 3 months post closing reserves
	Appraisal Process	Contact your Account Executive to learn about our streamlined process and cost
	Impounds	None
Foreign Investor(s)	50% Maximum LTV	

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