3 Year Fixed Rates

	Investor 1-4	Traditional I	Traditional II
	Non-Owner Occupied SFR Condo, 2-4 Unit	5 + Unit Multifamily & Mixed-Use	Office Retail, Warehouse, Self Storage, Automotive Service (no gas stations)
Loan To Value	**Max 75% ***	**Max 75%**	**Max 70%**
FICO ≥ 750	7.24%	7.49%	7.99%
FICO 700-749	7.74%	7.87%	8.37%
FICO < 700	8.24%	8.37%	8.87%

***Add 25 BPS to the above rates for all refinance transactions

Rates & Terms	**Purpose**……	Purchase, Rate-Term Refinance, Cash-Out Refinance
	Loan Amounts……..….	**$75K - $5MM** (Investor 1-unit max loan amount- $1.5MM) (Investor 2-4 max loan amount- $2MM) (Min loan amount on traditional I&II- $100K)
	Amortization/Team……..……	30 year fully amortized loan/ 30 year term (Loans fixed for first 3 yrs)
	Index / Margin / Cap…...……	WSJ Prime + 4%. Rate Caps = 2/1/6
	Prepayment Penalty(s)……	Investor 1-4: 3 yr fixed = 3%, 3%, 3%
	(Minimum Prepay on all loans = 1	Traditional: 3 yr fixed= 5%, 5%, 5% 1-6 residential units in NJ = no prepay, add 1% to rate
	Loans < $250K…….……	add 50 BPS to the above mentioned rate (Traditional I & II Only)
	Rate Add-Ons……..……	add 25 BPS to Investor 1-4 rates for the following states: NY, PA, CT, NJ, FL
*	**LTV Limitations**……	Investor 2-4 loans ≥ $1MM = 65% max LTV
General Guidelines	Lending……	Locations Nationwide
	Income Verification……	Simple Documentation
	Credit Score……	650 Minimum (mid FICO)
	CLTV……	80% Maximum CLTV
	1st Time Buyer, Investor……	Reduce maximum LTV by 5% (Ineligible for Investor 1 -unit)
	Assumability……	Loans are assumble at Lender's approval - 1% fee
	Impounds……	Required for property taxes & insurance
	Asset Verification……	3 Mo. Source & seasoning. No seasoning reduce max LTV by 5%
	Appraisal Process & Fee……	Contact your Loan Officer to hear about our streamlined process and cost
	Investor 1-4 ……	75% Max LTV onn purchase only with 700+ mid FICO Investor 1-4 loans ≥ $1MM = 70% max LTV

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Caridia Capital is a direct lender and consulting firm that prides itself on unparalleled service and performance. We are committed to providing unbiased advice and prudent strategies for your business. Our services are always tailored to your unique needs.