

Bridge & Rental Loans

Designed for Real Estate Investors

Rental Loans (1 - 4 Units)	
Property Types	Non Owner Occupied Single Family Residential (1-4 units)
Loan Amount	\$75k - \$4.5M
Term	30 Years
Type	Fixed and Adjustable Rate
Rates	Starting at 4.50%
Max LTV	80% of "As-is" Value
Minimum FICO	650

Bridge & Rehab Loans (1 - 4 Units)	
Property Types	Non Owner Occupied Single Family Residential (1-4 units)
Loan Amount	\$75k - \$2.0M
Term	12 Months
Type	Interest Only
Rates	Starting at 8.5%
Max LTC	85%
Max ARV	70%
Max LTV	85%
Minimum FICO	650

Bridge & Rehab Loans (5+ Units)	
Property Types	Non Owner Occupied Multi Family Residential (5+ Units)
Loan Amount	\$250k - \$5.0M
Term	18 Months
Type	Interest Only
Rates	Starting at 8.5%
Max LTC	75%
Max ARV	70%
Max LTV	75%
Minimum FICO	650

Loan Document Requirements

Below are the documents needed for each loan program

Document Type	Rental Refinance	Rental Purchase	Short Term Bridge	Multifamily (5+) Bridge
Application	✓	✓	✓	✓
Photo ID	✓	✓	✓	✓
Credit Card Authorization	✓	✓	✓	✓
Entity Documentation	✓	✓	✓	✓
Current Lease(s)	✓	✓		
Two Month Bank Statements	✓	✓	✓	✓
Evidence of Insurance	✓	✓	✓	✓
Schedule of Real Estate Owned	✓	✓	✓	✓
Property Management Experience Form	✓	✓		
Mortgage Payoff Statement & History	✓			
Purchase Contract		✓	✓	✓
Rehab Budget/Schedule ¹			✓	✓
Rent Roll				✓
LTM & Pro Forma				✓

¹ - Rehab budget/schedule only required for rehab loans