

# Investor Rental Loans

Property Type	Single Family Residence and 1-9 units
Loan Purpose	Acquisition or refinance of rental property
Minimum Property Value	<p>Single family: \$75K            2-9 unit: \$50k per unit            Portfolio/blanket refinances (with 3+ properties): \$50K per property</p> <p>Markets with minimum property value of \$100k SFR/\$50k per unit:</p> <ul style="list-style-type: none"> <li>• Memphis, Miami-Fort Lauderdale, New Orleans, St. Louis</li> </ul> <p>Markets with minimum property value of \$150k SFR/\$75k per unit:</p> <ul style="list-style-type: none"> <li>• Atlanta, Cleveland, New Haven, New Jersey, Philadelphia</li> </ul> <p>Markets with minimum property value of \$175k SFR/\$87.5k per unit:</p> <ul style="list-style-type: none"> <li>• Baltimore, Chicago, Detroit, Flint</li> </ul>
Loan Size	\$50,000 - \$2,000,000
Rates	Rates start at 4.250% - varies by LTV and property type
Term / Type	360 Months / Fixed Rate
Amortization	Fully amortized over term (360 months)
Maximum LTV	<p>700+ credit</p> <ul style="list-style-type: none"> <li>• 80% purchase / 80% rate &amp; term / 75% cash out</li> </ul> <p>680 - 699 credit</p> <ul style="list-style-type: none"> <li>• 75% purchase / 75% rate &amp; term / 70% cash out</li> </ul> <p>650 - 679 credit</p> <ul style="list-style-type: none"> <li>• 70% purchase / 65% rate &amp; term / 60% cash out</li> </ul> <p>620 - 649 credit</p> <ul style="list-style-type: none"> <li>• 65% purchase / 60% rate &amp; term / 55% cash out</li> </ul>
Prepayment Period	Max 60 months with a 1% annual step-down
Seasoning Requirements	<p>To use after repair value or loan to value:</p> <ul style="list-style-type: none"> <li>• Property with debt: 90 days</li> <li>• Property with no debt (all cash purchase): 180 days</li> </ul> <p>No seasoning requirement using a Cost Basis Analysis            (Purchase Price + Verifiable Improvements)</p>