

# BRIDGE LOANS

## LOAN GUIDELINES

<b>Term</b>	Up to 12 months	<b>LTV</b>	Up to 75% (built) "as is" value 60% entitled land												
<b>Purpose</b>	Purchase, refinance, or cash-out refinance	<b>Borrower Experience</b>	Proven track record with a similar scope project												
<b>Property Type</b>	<ul style="list-style-type: none"> <li>• Single Family</li> <li>• Condo</li> <li>• 2-4 Unit Properties</li> <li>• Townhouses</li> </ul>	<b>Funds and Closing</b>	Budget allowed for finish work up to 15% Cash out allowed if within LTV requirements												
<b>Loan Size</b>	<table border="1"> <tr> <td>Projects Up to</td> <td>\$50,000,000</td> </tr> <tr> <td>Min Loan Amount</td> <td>\$500,000</td> </tr> <tr> <td>Max Loan Amount Per Property/Lot</td> <td>\$3,000,000</td> </tr> <tr> <td>Total Max Loan Amount</td> <td>\$15,000,000</td> </tr> <tr> <td>Total Max Loan Amount Condo</td> <td>\$30,000,000</td> </tr> <tr> <td>Max Guarantor Loan Commitment with Builders Capital</td> <td>\$50,000,000</td> </tr> </table> <p>+See Borrower Requirements for concentration limits</p>	Projects Up to	\$50,000,000	Min Loan Amount	\$500,000	Max Loan Amount Per Property/Lot	\$3,000,000	Total Max Loan Amount	\$15,000,000	Total Max Loan Amount Condo	\$30,000,000	Max Guarantor Loan Commitment with Builders Capital	\$50,000,000	<b>Payments</b>	Monthly interest payments required
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Max Guarantor Loan Commitment with Builders Capital	\$50,000,000														
<b>General Requirements</b>	<ul style="list-style-type: none"> <li>• All lending for investment purposes only</li> <li>• Interest calculated on drawn balance</li> <li>• No rural properties</li> <li>• Unentitled land not allowed</li> <li>• 1st Lien Position at all times</li> <li>• Multiple Units are allowed</li> <li>• Budget allowed up to 15% of the ARV</li> <li>• Multi-Family and Apartments not allowed.</li> </ul>	<b>Borrower Requirements</b>	<ul style="list-style-type: none"> <li>• No individuals. Must be an LLC or Corporation</li> <li>• Minimum 660 credit score</li> <li>• Reserve requirement: Borrower / Guarantor must demonstrate a minimum aggregate 5% liquidity relative to all BC committed loans</li> <li>• Personal Guarantee preferred: Limited Guarantee on case-by-case basis</li> </ul> <p>+ Concentration limit per guarantor is \$50,000,000 on total portfolio</p>												

## DOCUMENTATION REQUIREMENTS

	BORROWER/GUARANTOR	PROJECT
<b>GET STARTED</b>	<ul style="list-style-type: none"> <li>• Signed Estimated Loan Terms</li> <li>• Completed Loan Application</li> <li>• Borrower/Builder/Guarantor Resume</li> </ul>	<ul style="list-style-type: none"> <li>• Purchase and Sale Agreement w/ All Addendums (if Purchase)</li> <li>• Preferred Title Insurance Company &amp; Contact</li> <li>• Preferred Insurance Company &amp; Contact</li> <li>• Breakdown of Costs Already Paid into Project</li> </ul>
<b>GET FUNDED</b>	<ul style="list-style-type: none"> <li>• Most Recent Two Months Bank Statements (Borrower &amp; Guarantors)</li> <li>• Most Recent Two Years Tax Returns (Borrower &amp; Guarantors)</li> <li>• Borrower Entity Documents and Appropriate Business Licenses                             <ul style="list-style-type: none"> <li>◦ Legal Filing Documents</li> <li>◦ Operating Agreement &amp; Certificate of Formation (LLC)</li> <li>◦ Articles of Incorporation &amp; Bylaws (Corporation)</li> </ul> </li> </ul>	

\* The list above shows Borrower provided documentation. All third-party order outs still apply, including standard appraisals, title and 3rd party project reviews.  
 \*\*Non rural markets only. | Effective Date: 5/25/2022 - Product Guidelines are subject to change at any time.