

# CONSTRUCTION LOANS

## LOAN GUIDELINES

<b>Term</b>	Up to 18 months, per property (budget)	<b>LTV</b>	Up to 60% (based on as-improved value)										
<b>Purpose</b>	Purchase, refinance, or cash-out refinance	<b>LTC</b>	Up to 80% (based on cost to build)										
<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>Borrower Experience</b>	Proven track record with a similar scope project										
<b>Loan Size</b>	<table border="1"> <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>\$20,000,000</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>	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	\$20,000,000	Max Guarantor Loan Commitment with Builders Capital	\$50,000,000	<b>Funds and Closing</b>	For purchase (if not already owned), and reimbursement of work in progress (if approved)
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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>• Construction draws based on inspection report</li> <li>• No rural properties</li> <li>• Apartments and Development-only loans not allowed</li> <li>• 1st Lien Position at all times</li> </ul>	<b>Payments</b>	Interest Reserve or monthly payments										
		<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 considered with a 50bps fee paid at closing (may not be rolled into the loan balance)</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>• Construction Site Plan, Elevation Drawings, Floor Plans (including dimensions) and plat map (if necessary)</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> <li>• Builder Resume (if different from Borrower/Guarantor Resume)</li> <li>• Description of Permit Status</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>	<ul style="list-style-type: none"> <li>• Builder Material Specs</li> <li>• Project Budgets on Builders Capital Budget Template</li> <li>• Completed Construction Agreement (if using a 3rd Party Builder)</li> <li>• All third-party order outs still apply, including standard appraisals, title and 3rd party project reviews</li> </ul>

\* The list above shows Borrower provided documentation. \*\*Non rural markets only. | Effective Date: 10/06/2022 - Product Guidelines are subject to change at any time.