



HARD MONEY WORLD

Let's solve your real estate capital needs

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Residential Bridge Loan

LOAN CRITERIA

Loan Size: \$75,000-\$5,000,000. RBI will consider loans with a total principal balance greater than \$5,000,000 on a case-by-case basis.

Loan Purpose:

Residential business purpose:

- Acquisition
- Refinance

Loan Strategy:

- Rental
- Hold with no renovation and no rental

Property Types: Residential. No land or ground-up construction

Loan Type: Interest only payments with balloon at maturity

Loan-to-value (LTV) Maximum:

Maximum loan advance rates:

- 70% of "As-Is LTV (some exceptions at 75%)
- The maximum for cash-out refinance is 65% LTV

Loan advance rates are contingent on loan terms, such as cash out, loan strategy, subordination, FICO, subordinate debt and other characteristics.

Rates: Start at 9.99%

Term: 1-24 months

Occupancy: Non-owner occupied only.

Lien Type: First position trust deeds and mortgages.

Prepayment Penalty: None

Estimated Fees:

- Origination fee from 1-2%.
- Underwriting fee: \$1,500.
- Appraisal fee: Typically from \$500-\$850 (Depending on property size, location and time sensitivity).
- Legal fee: Starting at \$750 (depending on Loan Amount).

Location: Nationwide except: AZ, CA, NV, UT, OR, ND, SD, MN, VT, VA, WA

MAX LEVERAGE

Purpose/Criteria	Bridge LTV
Purchase	70%
Delayed Purchase	70%
Rate Term	65%
Cash Out	60%

DOCUMENTS

1-4 Units, Condos, Townhomes:

- ID or passport
- Credit application
- Last bank statement
- Master insurance
- HO insurance coverage
- Flood insurance (if applicable)
- Purchase contract (if applicable)
- Payoff Letter (if applicable)
- Condo questionnaire (if applicable)

- Entity documents (Articles, EIN, COGS, OA/ Bylaws)

LIQUIDITY REQUIREMENT

- **Purchase:** Down payment + Closing Costs + 6 months of reserve
- **Refi:** Remaining Equity Required + Closing Costs + 6 months of reserves
- **Cash Out:** 6 months of reserves

BORROWER/GUARANTOR CHARACTERISTICS

Borrower/Guarantor Credit Score: Minimum credit score of 620 for the borrower/guarantor is required.

Borrower Type: US entity or individual name required

Nationality: US Citizen, US Resident or Foreign National

INSURANCE REQUIREMENTS

Title Insurance:

HMW requires all of the following to be provided: •

ALTA 2006 form policy.

- Minimum coverage of 100% of loan balance.
- Signed escrow instructions.
- Copies of all title exceptions to review, if requested.
- All loan files that contain a title commitment or preliminary title report issued by title agent, on behalf of a national title insurance company, must include a closing protection letter (agent authorization letter in NY) with ISAOA language; if file contains title insurance policy, a closing protection letter is not required.

Property, Liability, and Casualty Insurance:

- Property insurance coverage must be equal the lesser of the replacement cost or loan amount.
- HO insurance minimum coverage is 20% of appraised market value.

- Builder's risk with 100% of RCE
- Liability insurance coverage of \$1M (or depending on loan amount)
- Insurance issuer must meet the ratings criteria set forth in the Fannie Mae guidelines.
- Lender must be listed as mortgagee, loss payee, loss payable, or additional insured.
- Coverage must include fire and extended perils, and other hazards customary to the area.
- Flood insurance required for FEMA-designated special flood hazard areas. Loans greater than \$1M might need RCE for flood insurance.
- Earthquake coverage required in high-risk zones and/or as recommended in property condition report.
- Hail and wind coverage may be required