



PRODUCT OVERVIEW

BRIDGE LOAN

Term (up to) 12 months

Purpose Interim financing for completed or nearly completed home inventory

Property Type

- Single Family
- Condo
- 2-4 Unit Properties
- Townhouses

Land only not allowed

Maximum Loan Amount	Min Loan Amount	\$500,000
	Max Loan Amount Per Unit	\$3,000,000
	Max Loan Amount	\$20,000,000

Total Units per Loan Multiple properties per loan allowable if in the same jurisdiction

As Repaired / Improved LTV ≤ 70%

Day 1 LTV N/A

LTC N/A

Monthly Payments No Interest Reserve if LTV is > 65%

Funds at Closing Cash-out allowed if within LTV requirements

General Requirements

- All lending for investment purposes only
- Interest calculated on drawn balance unless Gross Interest is selected
- Construction draws based on inspection report or supporting documentation
- 1st Lien Position always

Borrower Requirements

- No Individuals. Borrower must be an LLC or Corporation.
- Minimum 660 credit score. Exceptions considered with compensating factors.
- Must have demonstrated experience of similar property types and size in the last 18 months. Demonstrated experience is evidenced of completed and sold or stabilized inventory. GC experience may not be counted unless the GC becomes a guarantor of the project.
- Liquidity ≥ 5%. May not include earnest money deposited towards the sale of the finished project.
- Personal Guarantee preferred; Limited Guarantee considered with 50bps fee paid at closing (may not be rolled into the loan balance).
- Maximum Guarantor Loan Commitment with Builders Capital is \$50,000,000. Exceptions considered for large regionals or repeat.

Build-To-Rent SFR Overlays

- Minimum 700 credit score. Exceptions considered with compensating factors.
- Where the desired loan exit is a rental loan, loan amount will be constrained to the lesser of the sales comp or income approach.

To calculate the income-based approach:

- Minimum 1.20x DSCR using:
 - Interest rate matching the provided take-out letter by a Builders Capital approved provider, fully amortizing over 30-Year Term
 - 30% minimum OPEX
- Maximum 75% LTV
- Must be individually platted properties