



### Standard Fix and Flips / After Repair Value Loan Criteria

- Collateral: Non-Owner Occupied 1-4 Family Real Estate; Townhomes: 5+ Unit Apartments; Mixed-Use Properties

- Loan Amount: \$50k – \$2M (above \$3M check with RCN) for 1-4 Family, Townhomes

\$250k – \$3M for Multi-Family (5+)/Mixed-Use

- Term: 12 months (6-Month Extension Available)

- LTV: Purchase (assumes experienced, but first timers welcome):

- Stabilized: Up to 75% of Purchase Price

- Light Rehab: Up to 92.5% of Purchase Price + 100% of Renovation Costs; Not to Exceed 75% of the ARV, loan capped at 92.5% total loan to cost (purchase + rehab)

- Moderate Rehab: Up to 90% of Purchase Price + 100% of Renovation Costs; Not to Exceed 72.5% of the ARV, loan capped at 92.5% total loan to cost (purchase + rehab)

- Heavy Rehab: Up to 80% of Purchase Price + 100% of Renovation Costs; Not to Exceed 60% of the ARV, loan capped at 90% total loan to cost (purchase + rehab)

\*Refinance: Up to 70% As-Is + 100% of Renovation Costs; Not to Exceed 60% of the ARV

\*Cash-Out: Up to 60% As-Is + 100% of Renovation Costs; Not to Exceed 55% of the ARV

- Rates: Starting at 9.99%

- Minimum ARV \$100,000, or as is value if no rehab

- Credit Score: Ideally one score of at least 660