



	BRIDGE LOAN		AFTER REPAIR VALUE (ARV)	BUY-TO-RENT	LONG-TERM RENTAL
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LENDING CRITERIA

Loan Term	12 Month Loan	18 Month Loan	12 Month Loan	24 Month Loan (12 Month Extension Available)	30 Year Fixed-Rate Loan
Min. Loan Amount	\$50k		\$50k	\$50k	\$75k
Min. Property Value	\$75k		\$75k	\$75k	\$100k
Max. Loan Amount	\$2.5M		\$2.5M	\$2.5M	\$1M
LTV	<i>Purchase:</i> Up to 85% of the Purchase Price <i>Refinance:</i> Up to 70% of the As-Is Value <i>Cash-Out:</i> Up to 65% of the As-Is Value		Up to 85% of the purchase price + 100% of rehab costs; Not to exceed 75% of the ARV	<i>Purchase:</i> The Lesser of up to 75% of As-Is Value or up to 75% Loan-to-Cost; <i>Refinance:</i> Up to 70% of the As-Is Value; <i>Cash-Out:</i> Up to 65% of the As-Is Value	<i>Purchase:</i> The Lesser of up to 80% of As-Is Value or up to 80% Loan-to-Cost; <i>Refinance:</i> Up to 75% of the As-Is Value; <i>Cash-Out:</i> Up to 70% of the As-Is Value
Min. FICO	600		600	660	660
Property Types	Non-Owner Occupied 1-4 Family & Multi-Family Real Estate; Condos; Townhomes; 5+ Unit Apartments; Mixed-Use Properties		Non-Owner Occupied 1-4 Family & Multi-Family Real Estate; Condos; Townhomes; 5+ Unit Apartments; Mixed-Use Properties	Non-Owner Occupied 1-4 Family & Multi-Family Real Estate; Condos; Townhomes; 5+ Unit Apartments; Mixed-Use Properties	Non-Owner Occupied 1-4 Family Real Estate; Condos; Townhomes; Planned Unit Development (PUD)
Pre-Payment Penalty	N/A	2% Prior to Month 9	N/A	5% Prior to Month 6	<i>Year 1:</i> 3% of Loan Balance <i>Year 2:</i> 2% of Loan Balance <i>Year 3:</i> 1% of Loan Balance
Termination Fee	1% Prior to Month 9	N/A	1% After Month 9	N/A	N/A

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