

# Bridge Loans

Competitive hard money loan programs designed for growing real estate investors and qualified fix and flippers.

## Reliable

Up to \$5 million credit facility<sup>1</sup>

## Fast Close

Streamlined process to close your loan in as few as 5 business days<sup>1</sup>

## Dedicated

Dedicated LendingHome Experience Manager available and on call

## Easy

To submit an application, just send us an address, PSA, and project scope for the property

## Transparent

Final terms delivered within days of full submission

## Benefits for LendingHome Borrowers

### Premium Service

- ✓ Dedicated team
- ✓ Close in 5-15 business days
- ✓ Faster for repeat borrowers

### Qualification

- ✓ Based on completed flips in last 2 years<sup>2</sup>
- ✓ No derogatory public records within the last 24 months
- ✓ No felony convictions within the last 7 years
- ✓ Minimum FICO of 600
- ✓ \$15,000 cash reserve minimum

### Loan Terms

- ✓ Purchase and refinance<sup>3</sup>
- ✓ Minimum loan amount: \$75,000
- ✓ Maximum loan amount: \$2,000,000<sup>4</sup>
- ✓ 12 month interest-only loans, with 3 month extension
- ✓ No pre-payment penalty

### Fees and Pricing

- ✓ Rates as low as 8.00%<sup>1</sup>
- ✓ Closing fees as little as \$499<sup>1</sup>

### Max Leverage

- ✓ Up to 90% of purchase price<sup>1</sup>
- ✓ Up to 75% of after repair value (ARV) w/ holdback<sup>1</sup>
- ✓ Up to 70% of after repair value (ARV) w/o holdback<sup>1</sup>
- ✓ Up to 100% rehab costs

### Eligible Properties

- ✓ SFRs
- ✓ 2-4plex
- ✓ Condos
- ✓ PUD

### Eligible Members

- ✓ Corporations
- ✓ General Partnerships
- ✓ Limited Partnerships
- ✓ Limited Liability Companies
- ✓ Revocable Trusts

<sup>1</sup> For highly experienced borrowers. Terms vary based on borrower experience.

<sup>2</sup> Completed flips defined as sold in the last 24 months and owned for no more than 36 months.

<sup>3</sup> Refinances must be within 6 months of acquisition. If longer, terms may vary.

<sup>4</sup> Loans between \$1,000,000 and \$2,000,000 evaluated on case-by case basis per LendingHome Bridge Jumbo program.