

Loan		CLTV
Purchase	Bridge (No Rehab)	70%
Rate/Term Refinance	Bridge (No Rehab)	65%
Cash Out Refinance	Bridge (No Rehab)	60%
Loan Amount > \$2,500,000	Bridge (No Rehab)	60%

Loan Limits	
Min Loan Amount	\$125,000
Max Loan Amount (1-4 Units)	\$2,500,000
Max Cash Out	N/A
Max Loan Amount (>4 Units)	\$1,500,000
Max Loan Amount with Approval	\$20,000,000
Max Cash Out	N/A
Max Cash Out Bridge	N/A

Pricing	
Rate	9.99%
Price	98.000

Credit Limits	
Min FICO	700
Min FICO (W/O full Guaranty)	700
Mortgage History	0x60x24 & 1x30x24
BK Seasoning	60 Months
Foreclosure Seasoning	60 Months
DIL/Short Sale Seasoning	60 Months
Max Guarantor Exposure	5,000,000

MSAs		
5% CLTV Reduction	Ineligible Areas	Elevated Risk Areas
Properties in the following MSAs are subject to a 5% reduction to CLTV: Bay Area, CA; Austin, Boise, Baltimore, Chicago, Detroit, Sacramento, and San Jose (Case-by-Case basis, subject to preliminary review)	Western Florida including Port Charlotte, Lehigh Acres, NYC 5 Boroughs, and Chicago (City limits)	Jersey City, Philadelphia, NYC (suburbs) and Texas (case-by-case, subject to Lendz prelim approval)
Eligible properties in FL are subject to a 5% reduction in CLTV.		

Overlays	
Max Guarantor	\$10M outstanding. If non-guarantor owner 20%+ can be included in total calc. Reviewed on case-by-case basis, additional UW items will be required including but not limited to, Large Exposure Guarantor documents
FICO	FICO <700 by exception only, borrower must be experienced and loans are subject to 10% reduction to CLTV
Value	- Days on market Avg is <180 and minimum 25% density - If property is in a declining market, there is a 10% reduction to CLTV - At Lendz discretion, leverage may be based on a lower Lendz valuation and/or an additional 3rd party valuation may be required - If property has been listed, listing details (past and present) will be considered in value determination - If loan amount is greater than \$3M, a second valuation (defined below) is required to support value w/in 10% variance. If the variance is greater than 10% on either, a full 2nd appraisal is required and the lesser of the 2 values will be used
Secondary Valuation	Acceptable formats include CDA, AVM, House Canary report (or similar), Exterior BPO, Appraisal
0 Experience	Borrowers with no experience are not eligible for Cash outs.

Program Guidelines			
Products	Bridge		
Loan Terms	18 Months Default, fixed rate interest, interest only		
Extensions	IC Approval only		
Lien Type	Valid first mortgage or deed of trust		
Eligible Property Types	1-4 Residential - Multi-Family (exception only) - Condos considered on a case-by-case basis (5% CLTV Reduction)		
Ineligible Property Types	- Rural Property - CoOps - Agricultural - Raw unimproved land - Log Home - Indian/Tribal property - Rent Control Regulated - Non-Real estate - Log Home - Live-work Project - Assisted Living	- Land Trust - Mixed Use - Ground Lease - Mobile Homes - Timeshare - Property in litigation - Private Transfer Covenant - Condotel - Boarding House - Geothermal Home	- MF w/ units >20 - Lease Estate - Industrial Zoning - Student Housing - Deed Restrictions - Fractional Ownership - Subject to Purchase Option - Acreage is > 5 Acres - Tiny Home (<600sqft) - Hawaii properties in lava zone 1 or 2
Accessory Dwelling Unit (ADU)	Each ADU will count as one unit. If the total unit count, inclusive of ADUs, exceeds 4, additional review is required If the county has specific parameters, including liens on the subject property, prior approval is needed		
Bridge (No Rehab)	Properties listed for 30+ days require a LOX from the borrower defending the value, property status and exit strategy Listed Properties may be subject to a leverage reduction and an additional 3 rd party valuation Targeted DSCR of 1.00 (subject to IC approval – DSCR calculated as: Monthly rental Income/Monthly PITIA)		
Refinance	A 12 month VOM is required – Loan must be current and not more than 1x30 (exceptions on case-by-case basis)		
Borrowing Entity	Eligible: A legal entity domiciled in the United States including – LLC, LP, Corporation, Sole proprietor or revocable trust Ineligible: Natural person (non-entity borrowers), irrevocable trusts, cooperatives, and community land trusts are not eligible		
Guaranty	Full recourse guaranty, in most cases, is provided by any owner with 20+% Ownership Minimum ownership required to be Guaranty is 51% (exceptions reviewed by IC on case-by-case basis) A guaranty is required from any individual where liquidity, FICO, or experience is used to qualify		
Residency	US Citizen, Permanent Resident, Non-perm resident alien or foreign nationals If foreign nationals – must provide current (non-expired) passport, and valid VISA (other details may be required on a case-by-case basis)		
Borrower/Guarantor Experience	Track record detail inclusive of all completed projects, REO currently owned and details of current projects - Qualifying track record must include: - Individual must be a guarantor to count in track record - Exit project is w/in 36 months of origination date - Entity/individual must have been on title - Other qualifying track record details: - If using GC experience – Provide proof of projects completed, including contract/permits, and copy of GC license - If using JV experience – Must demonstrate the entity/individual contributed in a role outside of capital contribution - If the property is listed for sale AND the Certificate of Occupancy is provided, it can count towards the # of Projects and will NOT count towards total value		

	- Confirmed rental properties count towards experience - Rental properties must be verifiable with an active lease to count towards experience <u>Ineligible track record types</u> - Vacant lots, midstream projects, subject property, personal residence, non-residence, unconfirmed rentals		
Liquidity / Reserves	Required on the subject of loan: - Cash to Close 6 months of payments (less any interest reserves) For any Guarantors who have active loans in Lendz's portfolio: 3 Months of payments for all loans, total based on UPB at time of origination - Cannot use identical bank statement for multiple loan closings within the month		
Cross Collateralized Loan	Must include partial releases at a release price at least 120% of the allocated UPB (or other amount as approved by IC)		
Assignment Fees	To include the Assignment fee in loan financing, it may not exceed lesser of 10% of purchase price or \$40,000. If the subject sold w/in 24 months, transaction may be treated as wholesale at Lendz discretion		
Non-Arms Length Transactions	N/A		
Age of Docs	No older than 90 days from origination date		
Origination Fees	Origination fees may not exceed 4%		
Gross Potential Rent (GPR)	Lesser of rent of lease in place or market rent - Lease in place requires 1 month proof rent receipt - Market rent from valuation report or 3rd party vendor		
Net Cash Flow (NCF)	Applicable when exit strategy is Rent. $NCF = GPR - (OpExp\% * GPR)$		
Operating Expense Percent	AIVOpExp%Min Debt yield		
	<=\$150K	40%	7%
	>\$150K-\$500K	35%	6%
	>\$500K	30%	5%
Borrower Exit Strategy	If the exit strategy is "sell", net profit estimate to be greater than \$0.00 (exceptions on case-by-case basis) If the exit strategy is "rent", estimated exit DSCR minimum of 1.00x.		

Borrower Requirements			
Borrower Docs	Application for all Guarantors, inclusive of declarations and citizenship status Valid (non-expired) Driver's License/Government issued ID Background reports for all Principals with 20%+ ownership, the Borrowing Entity and all sub-entities (excludes an Entity that was formed < 90 days from Origination) Credit Report on all Principals with 20%+ ownership and/or anyone signing a Guaranty 2 months liquidity Borrower experience & REO Ownership documentation is required on all sub-entities of the borrowing entity: Operating Agreement, Certificate of Shares, Trust Entity Docs (required for borrowing entity) <table> <tr> <td> - Operating Agreement - EIN (IRS Form or W9) - Certificate of Good Standing </td><td> - Certificate of Formation - Signing Authority Doc (if applicable) - Articles of Organization </td></tr> </table>	- Operating Agreement - EIN (IRS Form or W9) - Certificate of Good Standing	- Certificate of Formation - Signing Authority Doc (if applicable) - Articles of Organization
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Background Report	Ineligible if the borrower has been convicted of a felony and / or a misdemeanor conviction related to financial or fraud related crimes. The Borrower is generally free from material open judgements and material pending litigation Google search for Entity and all Owners must be completed, confirming no current financial or criminal issues. Subject to final approval		
Liquidity Statements	Most recent two (2) months consecutive statements, quarterly statements or similar documentation is required for each account being used to qualify and Borrower/Guarantor must have access to account Any large deposit must be sourced (defined as a deposit amount outside of typical amounts) Investment accounts are subject to a 40% haircut Ineligible accounts include, but are not limited to, Crypto Currency, gift funds, additional lien on the subject		

Property Requirements	
Appraisal	FIRREA compliant appraisal report either from Appraisal Management Company (AMC), or if not, a CDA is required on non-AMC report Report must list the Originator as the Lender (transferred appraisals not permitted) GP Appraisals are not acceptable reports Valuation must show the "As-is" value Comparable properties should be within 1.5 miles of subject property At least 3 comparables required that support all values provided Appraiser must review the purchase contract. Additional review at Lendz's discretion. Secondary valuation (AVM or other) may be required, at Lendz discretion Qualifying value(s) may be adjusted, at Lendz discretion
Flood Cert	Provided for each property and dated within 90 days If property is located in a Flood Zone, the proper flood insurance is provided
Preliminary Title	Dated within 60 days of origination Title insurance amount covers the total loan amount and reflects the Originator, inclusive of ISAOA/ATIMA Marked up copy showing final title policy will be clear If Refi, the following applies: - Borrower is currently vested as the owner (if not a copy of the QCD or Warranty Deed is provided) - All liens are addressed and a payoff, VOM, and unexecuted release has been provided No mortgages, deeds of trust and/or liens shall be shown as existing in subordinate position on FTPOL
Purchase Agreement	Fully executed purchase agreement showing the borrowing Entity as the purchaser If assignment exists, copies of both purchase agreements are required
Other	HUD / Closing Statement for refinances that were purchased w/in the last 12 months Exit Strategy = Rent - 1007 or other 3rd party market rent is required
Insurance (all types)	Applicable insurance and coverage provided as needed for the property, effective prior to or on origination date Borrower Entity is listed as insured Originator name includes ISAOA/ATIMA language Lender must be named as additional insured on the policy
Property Insurance	Coverage must be the lesser of full replacement cost or the loan amount All-risk or special form policies are preferred

General Liability Insurance	At least \$1 million per occurrence and \$2 million in aggregate
Flood Insurance	Required if the property is located in a FEMA-designated Special Flood Hazard Area (SFHA) Coverage must cover the lesser of the replacement cost, loan amount or the maximum available under the National Flood Insurance Program (NFIP)
Windstorm or Hurricane Insurance	Required when property is located in an area prone to windstorm or hurricane activity (if not included in standard property policy)
Condo Insurance	Referred to as an HO-6 insurance policy or "Walls In" policy that is in place to protect interior and contents of a condo The HOA insurance policies typically only cover the complex's common elements or shared structures
Other Insurance (as applicable)	<i>Earthquake Insurance: For properties in high-risk seismic zones</i> <i>Terrorism Insurance: For properties in high-risk urban areas or by lender discretion</i> <i>Pollution Liability: If environmental risks are a concern (e.g., if the property's prior use poses contamination risk)</i>

Closing Document Requirements		
Closing Package	• Final HUD-1/Settlement Statement • Loan Agreement • Promissory Note • Mortgage/Deed of Trust • Environmental Indemnity	• Guaranty • Loan for Business Purpose Affidavit • Closing Protection Letter (CPL) • General Warranty Deed or Quit Claim Deed (if applicable)
Allonge & Assignment	Must be without recourse Documents must match Note/Mortgage	