



STABILIZED BRIDGE

FIX AND FLIP

	SINGLE-FAMILY	MULTI-FAMILY	SINGLE-FAMILY	MULTI-FAMILY
LENDING CRITERIA				
Loan Term	12 Months (Extended Terms Available)	18 Months (Extended Terms Available)	12 Months (Extended Terms Available)	18 Months (Extended Terms Available)
Min. Loan Amount	\$50k	\$250k	\$50k	\$250k
Min. Property Value	\$75k	\$50k Per Door	\$50k	\$35k Per Door
Max Loan Amount	\$7.5M	\$10M	\$7.5M	\$10M
LTV	Purchase: The Lesser of Up to 80% of the As-Is Value or up to 80% Loan-to-Cost	Purchase: Up to 80% of the As-Is Value	Purchase: Up to 90% of the Purchase Price + 100% of Renovation Costs	Purchase: Up to 85% of the Purchase Price + 100% of Renovation Costs
	Refinance: Up to 75% of the As-Is Value	Refinance: Up to 75% of the As-Is Value	Refinance: Up to 75% of the As-Is Value + 100% of Renovation Costs	Refinance: Up to 75% of the As-Is Value + 100% of Renovation Costs
	Cash-Out: Up to 70% of the As-Is Value	Cash-Out: Up to 65% of the As-Is Value	Cash-Out: Up to 65% of the As-Is Value + 100% of Renovation Costs	Cash-Out: Up to 65% of the As-Is Value + 100% of Renovation Costs
Minimum FICO	620	620	620	620
Property Types	Non-Owner Occupied 1-4 Family Real Estate; Condos; Townhomes	Non-Owner Occupied Multi-Family Real Estate; 5+ Unit Apartments; Mixed-Use Properties	Non-Owner Occupied 1-4 Family Real Estate; Condos; Townhomes	Non-Owner Occupied Multi-Family Real Estate; 5+ Unit Apartments; Mixed-Use Properties
Pre-Payment Penalty	N/A	N/A	N/A	N/A

Andrew Husson, Loan Officer

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BUY-TO-RENT

LONG TERM RENTAL

	SINGLE-FAMILY	SINGLE-FAMILY	MULTI-FAMILY
LENDING CRITERIA			
Loan Term	24 Months (12 Month Extension Available)	30 Years	30 Years
Min. Loan Amount	\$50k	\$50k	\$250k
Min. Property Value	\$75k	\$100k	N/A
Max Loan Amount	\$7.5M	\$2M	\$3M
LTV	Purchase: The Lesser of up to 80% of the As-Is Value or up to 80% Loan-to-Cost	Purchase: The Lesser of up to 80% of the As-Is Value or up to 80% Loan-to-Cost	Purchase: The Lesser of up to 75% of the As-Is Value or up to 75% Loan-to-Cost
	Refinance: Up to 75% of the As-Is Value	Refinance: Up to 80% of the As-Is Value	Refinance: Up to 75% of the As-Is Value
	Cash-Out: Up to 70% of the As-Is Value	Cash-Out: Up to 75% of the As-Is Value	Cash-Out: Up to 70% of the As-Is Value
Minimum FICO	620	620	680
Property Types	Non-Owner Occupied 1-4 Family Real Estate; Condos; Townhomes;	Non-Owner Occupied 1-4 Family Real Estate; Condos; Townhomes;	Multi-Family Real Estate; 5+ Unit Apartments
Pre-Payment Penalty	5% Prior to Month 6	0 to 5 Year Prepayment Options Available	3 & 5 Year Prepayment Options Available

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LOAN CRITERIA

Collateral: Non-Owner Occupied 1-4 Family Real Estate; Condos; Townhomes

Rates: Starting at 7.49%

Term: 12 Months*

*Longer Terms Options Available.

Loan Amount: \$50k** - \$7.5M

**Minimum Value Requirement of \$75k.

Credit Score: 620 Minimum

LEVERAGE BASED ON EXPERIENCE

	MAXIMUM LOAN-TO-VALUE (LTV)	MAXIMUM LOAN-TO-COST (LTC)
Purchase	Up to 80% of the As-Is Value	Up to 80% of the As-Is Value
Refinance	Up to 75% of the As-Is Value	N/A
Cash-Out	Up to 70% of the As-Is Value	N/A

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RCN CAPITAL, LLC IS LICENSED AS A CALIFORNIA FINANCE LENDER UNDER DEPARTMENT OF BUSINESS OVERSIGHT LICENSE NUMBER 60DBO-46258.

ARIZONA MORTGAGE BANKER LICENSE BK-0932325. OREGON MORTGAGE LENDING LICENSE: ML-5571; NMLS COMPANY ID: 1045656.

LOAN CRITERIA

Collateral: Multi-Family Apartment Buildings (5+ Units)
 Mixed-Use Buildings (Residential Space is Greater Than
 50% of Square Footage)

Rates: Starting at 7.49%

Term: 18 Months

Loan Amount: \$250k* - \$10M
*Minimum Value Requirement of \$50k Per Door.
 Subject to Increase Based on Location.

Credit Score: 620 Minimum

LEVERAGE BASED ON EXPERIENCE

	MAXIMUM LOAN-TO-VALUE (LTV)	MAXIMUM LOAN-TO-COST (LTC)
Purchase	Up to 80% of the As-Is Value	Up to 80% of the As-Is Value
Refinance	Up to 75% of the As-Is Value	N/A
Cash-Out	Up to 65% of the As-Is Value	N/A

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LOAN CRITERIA

Collateral: Non-Owner Occupied 1-4 Family Real Estate; Condos; Townhomes

Rates: Starting at 7.49%*
*Interest Only Charged On Outstanding Balance

Term: 12 Months
**Longer Term Options Available

Loan Amount: \$50k*** - \$7.5M
***Minimum As-Is Value Requirement of \$50k; Minimum ARV Requirement of \$75k. Subject to Increase Based on Location.

Credit Score: 620 Minimum

LEVERAGE BASED ON EXPERIENCE

	NEW INVESTOR	INTERMEDIATE INVESTOR	EXPERIENCED INVESTOR
	Completed Up to 2 Flips or Owned Up to 2 Rentals in the Last 3 Years	Completed Between 3 & 10 Flips or Owned Between 3 & 10 Rentals in the Last 3 Years	Owned 10 or More Investment Properties (Flips and/or Rentals) in the Last 3 Years
LTV	Up to 80% of Purchase Price + Up to 100% of the Renovation Costs; Not to Exceed 70% of the After-Repair Value	Up to 90% of Purchase Price + Up to 100% of the Renovation Costs; Not to Exceed 75% of the After-Repair Value	Up to 90% of Purchase Price + Up to 100% of the Renovation Costs; Not to Exceed 75% of the After-Repair Value
Rates	Starting at 10.49%	Starting at 8.35%	Starting at 7.49%

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LOAN CRITERIA

Collateral: Multi-Family Apartment Buildings (5+ Units)
Mixed-Use Buildings (Residential Space is Greater Than 50% of Square Footage)

Rates: Starting at 7.49%

Term: 18 Months

Loan Amount: \$250k* - \$10M

*Minimum Value Requirement of \$35k Per Door.
Subject to Increase Based on Location.

Credit Score: 620 Minimum

LEVERAGE BASED ON EXPERIENCE

*Rehab Budget is greater than or equal to 100% of "As Is" Value (for purchase & refinance) or purchase price (of a purchase), involves more than a 20% expansion of the property of at least 750 sq ft, or involves a change of use.

			MAXIMUM LOAN-TO-VALUE	MAXIMUM AFTER-REPAIR VALUE
Experienced Customer (Completed 3 + Flips or Owned 3+ Rentals in the Last 3 Years)	LIGHT REHAB	Purchase	Up to 85% of Purchase Price + 100% of Renovation Costs	Up to 75% of the ARV
		Refinance	Up to 75% of As-Is Value + 100% of Renovation Costs	Up to 65% of the ARV
		Cash-Out	Up to 65% of As-Is Value + 100% of Renovation Costs	Up to 60% of the ARV
	HEAVY REHAB⁺	Purchase	Up to 75% of Purchase Price + 100% of Renovation Costs	Up to 65% of the ARV
		Refinance	Up to 65% of As-Is Value + 100% of Renovation Costs	Up to 60% of the ARV
		Cash-Out	Not Permitted	Not Permitted
New Customer (Completed < 3 Flips or Owned < 3 Rentals in the Last 3 Years)	LIGHT REHAB	Purchase	Up to 70% of Purchase Price + 100% of Renovation Costs	Up to 65% of the ARV

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LOAN CRITERIA

Collateral: Non-Owner Occupied 1-4 Family; Condos; Townhomes

Rates: Starting at 7.49%

Term: 24 Months (12-Month Extension Available*)
 * Extension Fee Applies

Loan Amount: \$50k - \$7.5M

Property Value: "As-Is" Appraised Value Must Be Greater Than \$75k

Rent Coverage Ratio (Monthly Rent/Monthly Interest): 1.15

Credit Score: 620 Minimum

RATES BASED ON EXPERIENCE

	MAXIMUM LOAN-TO-VALUE (LTV)	MAXIMUM LOAN-TO-COST (LTC)
Purchase	Up to 80% of the As-Is Value	Up to 80% of the As-Is Value
Refinance	Up to 75% of the As-Is Value	N/A
Cash-Out	Up to 70% of the As-Is Value	N/A

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LOAN CRITERIA

Collateral: Non-Owner Occupied 1-4 Family Real Estate; Condos; Townhomes

Rates: Starting at 3.75%

Term: 30 Years

Amortization Options: 30-Year Fixed, Hybrid ARMS (5/1, 7/1, 10/1) & 5 & 10-Year Interest-Only

Loan Amount: \$50k** - \$2M

**Minimum Value Requirement of \$100k.

Credit Score: 620 Minimum



LEVERAGE BASED ON CREDIT SCORE

	FICO	MAXIMUM LOAN-TO-VALUE (LTV)	MAXIMUM LOAN-TO-COST (LTC)
Purchase	700+	Up to 80% of the As-Is Value	Up to 80% Loan-to-Cost
	680 - 699	Up to 75% of the As-Is Value	Up to 80% Loan-to-Cost
	660 - 679	Up to 70% of the As-Is Value	Up to 70% Loan-to-Cost
	640 - 659	Up to 65% of the As-Is Value	Up to 65% Loan-to-Cost
	620 - 639	Up to 65% of the As-Is Value	Up to 65% Loan-to-Cost

	FICO	MAXIMUM LOAN-TO-VALUE (LTV)		FICO	MAXIMUM LOAN-TO-VALUE (LTV)
Refinance	700+	Up to 80% of the As-Is Value	Cash-Out	700+	Up to 75% of the As-Is Value
	680 - 699	Up to 75% of the As-Is Value		680 - 699	Up to 70% of the As-Is Value
	660 - 679	Up to 65% of the As-Is Value		660 - 679	Up to 60% of the As-Is Value
	640 - 659	Up to 60% of the As-Is Value		640 - 659	Up to 55% of the As-Is Value
	620 - 639	Up to 60% of the As-Is Value		620 - 639	Up to 55% of the As-Is Value

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LOAN CRITERIA

Collateral: Non-Owner Occupied Multi-Family Real Estate;
 5+ Unit Apartments*
*Maximum 30 Units.

Rates: Starting at 4.50%

Term: 30 Years

Amortization Options: 30-Year Fixed,
 Hybrid ARMS (5/1, 7/1, 10/1) & Interest-Only Options Available

Loan Amount: \$250k - \$3M

Credit Score: 680 Minimum

LEVERAGE BASED ON CREDIT SCORE

	FICO	MAXIMUM LOAN-TO-VALUE (LTV)	MAXIMUM LOAN-TO-COST (LTC)
Purchase	700+	Up to 75% of the As-Is Value	Up to 75% Loan-to-Cost
	680 - 699	Up to 70% of the As-Is Value	Up to 70% Loan-to-Cost

	FICO	MAXIMUM LOAN-TO-VALUE (LTV)		FICO	MAXIMUM LOAN-TO-VALUE (LTV)
Refinance	700+	Up to 75% of the As-Is Value	Cash-Out	700+	Up to 70% of the As-Is Value
	680 - 699	Up to 70% of the As-Is Value		680 - 699	Up to 65% of the As-Is Value

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LOAN CRITERIA

Collateral: Non-Owner Occupied Single-Family Properties; Condos; Townhomes

Rates: Starting at 7.99%

Term: 12 Months to 24 Months

Loan Amount: \$100k* - \$3M

* Based on Max Loan Amount

Minimum Property Value: \$150k**

**As-Completed Value

Credit Score: 680 Minimum

LEVERAGE BASED ON EXPERIENCE⁺

ASSUMING ENTITLEMENTS, PERMITS & APPROVED PLANS

		INITIAL LOAN AMOUNT		MAX LOAN AMOUNT	
		Maximum Loan-To-Value	Maximum Loan-To-Cost	Maximum ARV	Total Loan-To-Cost
Tier 1 Completed 10+ Ground Up Construction Projects	Purchase	Up to 75% of the As-Is Value	Up to 75% of the As-Is Value	Up to 75% ARV	Up to 90% Total LTC
	Refinance	Up to 75% of the As-Is Value	N/A	Up to 75% ARV	Up to 90% Total LTC
Tier 2 Completed Between 5 and 9 Ground Up Construction Projects	Purchase	Up to 75% of the As-Is Value	Up to 75% of the As-Is Value	Up to 70% ARV	Up to 85% Total LTC
	Refinance	Up to 60% of the As-Is Value	N/A	Up to 70% ARV	Up to 85% Total LTC
Tier 3 Completed Between 2 and 4 Ground Up Construction Projects	Purchase	Up to 70% of the As-Is Value	Up to 70% of the As-Is Value	Up to 65% ARV	Up to 80% Total LTC
	Refinance	Up to 60% of the As-Is Value	N/A	Up to 65% ARV	Up to 80% Total LTC
Tier 4 Completed At Least 1 Ground Up Construction Project	Purchase	Up to 70% of the As-Is Value	Up to 70% of the As-Is Value	Up to 65% ARV	Up to 80% Total LTC
	Refinance	Up to 60% of the As-Is Value	N/A	Up to 65% ARV	Up to 80% Total LTC

⁺Documented experience in the past three years

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