

# PROGRAM GUIDELINES

3/18/2015

## LARGE-FLEX COMMERCIAL CONDUIT PROGRAM

<b>PROGRAM</b>	<b>LARGE-FLEX COMMERCIAL CONDUIT PROGRAM</b>				
<b>LOAN TYPE</b>	<b>PURCHASE</b>				
<b>LOAN AMOUNT</b>	<b>MINIMUM \$2,000,000 TO \$100,000,000</b>				
<b>TERM</b>	<b>10 &amp; 15 YR ONLY</b>				
<b>AMORITIZATION</b>	<b>20,30 YRS</b>				
<b>LTV/LTC</b>	<b>80%-90%</b>				
<b>RATE</b>	<b>4%-7%</b>				
<b>CONVENTIONAL</b>	<b>FULL DOC ONLY</b>				
<b>SUBORDINATE FINANCING PERMITTED</b>					
<b>LTV</b>	<b>BASED ON</b>	<b>FULL DOC ONLY</b>	<b>RATE</b>	<b>TERM</b>	<b>AMORITIZATION</b>
<b>NON-RECURSE</b>	<b>80-90% OF PURCHASE</b>	<b>NO PPP</b>	<b>4-7%</b>	<b>10/15</b>	<b>20/30</b>
<input type="checkbox"/> ARM <input checked="" type="checkbox"/> FIXED <input type="checkbox"/> LIBOR <input type="checkbox"/> FLOATING <input type="checkbox"/> 10 YR TREASURY <input type="checkbox"/> HYBRID <input type="checkbox"/> CONVERTING					
<b>PREPAYMENT PENALTY</b>	<input checked="" type="checkbox"/> NONE		<input type="checkbox"/> DECLINING		<input type="checkbox"/> OTHER
<b>TERM</b>	<input type="checkbox"/> 5 YR <input type="checkbox"/> 7 YR <input checked="" type="checkbox"/> 10 YR		<input checked="" type="checkbox"/> 15 YR <input type="checkbox"/> 20YR <input type="checkbox"/> 25YR		<input type="checkbox"/> 30 YR <input type="checkbox"/> 40 YR
<b>AMORITIZATION</b>	<input type="checkbox"/> 10 YR <input type="checkbox"/> 15 YR		<input checked="" type="checkbox"/> 20 YR <input type="checkbox"/> 25 YR		<input checked="" type="checkbox"/> 30 YR
<b>PURPOSE</b>	<input checked="" type="checkbox"/> PURCHASE		<input checked="" type="checkbox"/> CONVENTIONAL		<input type="checkbox"/> NON-CONVENTIONAL
	<input type="checkbox"/> REFINANCE		<input type="checkbox"/> CASH OUT		<input type="checkbox"/> CONVENTIONAL-FLEX
	<input checked="" type="checkbox"/> FULL DOC		<input type="checkbox"/> HARD MONEY		
<b>DOCUMENTATION REQUIRED</b>					
<b>REGISTRATION</b>	<b>PERSONAL</b>	<b>CORPORATION</b>		<b>PROJECT</b>	
<input checked="" type="checkbox"/> SUBMISSION FORM	<input checked="" type="checkbox"/> 3 YRS TAX RET-PERSONAL	<input type="checkbox"/> SETTLEMENT STATEMENT		<input type="checkbox"/> DRAWINGS	
<input type="checkbox"/> APPLICATION	<input checked="" type="checkbox"/> PFS	<input type="checkbox"/> USE OF FUNDS		<input type="checkbox"/> COST TO BUILD BREAKDOWN	
<input type="checkbox"/> OVERVIEW	<input checked="" type="checkbox"/> CREDIT REPORT	<input type="checkbox"/> TITLE		<input type="checkbox"/> BUSINESS PLAN	
		<input type="checkbox"/> APPRAISAL		<input type="checkbox"/> EXEC SUMMARY	
		<input checked="" type="checkbox"/> 3 YRS FINANCIALS		<input type="checkbox"/> ENTITLEMENTS	
<b>DEED</b>	<input checked="" type="checkbox"/> 1 <sup>ST</sup>				
<input type="checkbox"/> 2 <sup>ND</sup>	<input type="checkbox"/> BOTH				
<b>DSCR- MIN 1.30+</b>		<input checked="" type="checkbox"/> PURCHASE CONTRACT			
		<input checked="" type="checkbox"/> 3 YRS TAX RET CORP			
<b>LTV</b>	<input type="checkbox"/> 60% <input type="checkbox"/> 65% <input type="checkbox"/> 70%		<input type="checkbox"/> 75% <input checked="" type="checkbox"/> 80% <input type="checkbox"/> 85%		<input checked="" type="checkbox"/> 90% <input type="checkbox"/> 100%
<b>PROPERTY TYPES</b>	MULTI-FAMILY, INDUSTRIAL		RETAIL ,SELF-STORAGE, CHURCHES		MEDICAL,HOSPITALITY