

## BRIDGE LOAN PROGRAM (5+ UNITS & MIXED-USE)

Loans for new and experienced real estate investors seeking funding for fix and flip projects nationwide.



**LOAN  
AMOUNT**  
\$250k - \$3M



**TERM**  
12-18 Months  
(no prepayment penalty)



**MINIMUM VALUE**  
\$50K per Door



**RATES<sup>1</sup>**  
Starting at 11.49%  
(Interest only on outstanding balance)



**CREDIT  
SCORE**  
620 Minimum

### LTV<sup>2</sup>

**Purchase:** Up to 75% of As-is Value  
**Refinance:** Up to 70% of As-Is Value  
**Cash-Out:** Up to 65% of As-Is Value

### COLLATERAL

Multi-Family Apartment Buildings  
(5-9 Units); Mixed-Use Buildings (>  
50% residential)

## REQUIREMENTS<sup>3</sup>

- |                                                                        |                                                                     |
|------------------------------------------------------------------------|---------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Completed Application              | <input checked="" type="checkbox"/> Corporate Documents             |
| <input checked="" type="checkbox"/> Photo ID                           | <input checked="" type="checkbox"/> Appraisal                       |
| <input checked="" type="checkbox"/> Purchase Agreement (if applicable) | <input checked="" type="checkbox"/> SITUS Report                    |
| <input checked="" type="checkbox"/> Proof of Ownership (if applicable) | <input checked="" type="checkbox"/> Environmental Screening Survey  |
| <input checked="" type="checkbox"/> Credit / Background Reports        | <input checked="" type="checkbox"/> Insurance with Mortgagee Clause |
| <input checked="" type="checkbox"/> Borrower Experience                | <input checked="" type="checkbox"/> Lender's Title Policy           |
| <input checked="" type="checkbox"/> Two Most Recent Bank Statements    | <input checked="" type="checkbox"/> Personal Guaranty               |

## MULTI-FAMILY FIX & FLIP LOAN FEES<sup>4</sup>

|                         | DUE DATE                   | COST                                                                     |
|-------------------------|----------------------------|--------------------------------------------------------------------------|
| Credit Report           | After application review   | \$24.99                                                                  |
| Background Report       | After application review   | \$24.99                                                                  |
| Appraisal <sup>5</sup>  | Once appraisal is ordered  | Determined by and paid to appraisal company. Based on property specifics |
| SITUS                   | Once appraisal is received | \$500                                                                    |
| Survey                  | After appraisal is ordered | Determined by and paid to surveyor                                       |
| Environmental Screening | After appraisal is ordered | \$150                                                                    |
| Legal / Document Fees   | At closing                 | \$995                                                                    |
| Underwriting Fee        | At closing                 | \$525                                                                    |
| Processing Fee          | At closing                 | \$90                                                                     |
| Origination Fee         | At closing                 | 3% of Loan Amount                                                        |
| Title Fees <sup>6</sup> | At closing                 | Determined by and paid to title company                                  |

<sup>1</sup> Rate based on by credit score, LTV, experience level. Green Block Inc. reserves the right to modify LTVs at any time without notice.

<sup>2</sup> Max LTV based on by credit score, experience level, ARV

<sup>3</sup> Green Block Inc. reserves the right to modify, add, or remove requirements at any time without notice.

<sup>4</sup> Green Block Inc. reserves the right to modify, add, or remove fees at any time without notice.

<sup>5</sup> Loan type determines type of appraisal ordered. All appraisal orders include tax certification, flood zone certification, included in the cost.

<sup>6</sup> Title fees may include, but not limited to: Lender's title policy premium, closing fee, recording fees, tax verification, overnight delivery,