

Green

Block

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BRIDGE LOAN PROGRAM

(1-4 UNITS)

Loans for new and experienced real estate investors seeking funding for short-term financing nationwide.



LOAN AMOUNT

\$50K - \$3M



TERM

12 Months
(no prepayment penalty)



RATE¹

Starting at 10.49%



CREDIT SCORE

650 Minimum

LTV²

Purchase: Up to 75% Loan-to-Cost

Refinance: Up to 65% of the As-Is Value

Cash-Out: Up to 60% of the As-Is Value

COLLATERAL

Residential Non-Owner Occupied

1-4 Unit; Condos; Townhomes;

Planned Urban Developments

REQUIREMENTS³

- Completed Application
- Photo ID
- Purchase Agreement (if applicable)
- Proof of Ownership (if applicable)
- Payoff Statement (if applicable)
- Credit / Background Reports
- Borrower Experience
- Two Most Recent Bank Statements
- Corporate Documents
- Appraisal or BPO
- Collateral Desktop Analysis
- First Lien Position on Collateral
- No Subordinate Liens Permitted
- Lender's Title Policy
- Insurance with Mortgagee Clause
- Personal Guaranty

BRIDGE LOAN FEES⁴

(1-4 UNIT PROPERTIES)

| | DUE DATE | COST |
|-----------------------------|----------------------------|---|
| Credit Report | After application review | \$24.99 |
| Background Report | After application review | \$24.99 |
| Appraisal ⁵ | Once appraisal is ordered | Determined by / paid to appraisal company. Based on property specifics and loan type |
| Collateral Desktop Analysis | Once appraisal is received | \$99 |
| Legal / Document Fees | At closing | \$995 |
| Underwriting Fees | At closing | \$495 |
| Processing Fee | At closing | \$90 |
| Origination Fee | At closing | Based on loan size and number of points |
| Title Fees ⁶ | At closing | Determined by / paid to title company |

¹ Rate based on credit score, LTV, experience level

² Max LTV based on by credit score, experience level, ARV

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

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

⁵ Loan type determines type of appraisal ordered. All appraisals include tax certification, flood zone certification, included in the cost.

⁶ Title fees may include, but not limited to: Lender's title policy premium, closing fee, recording fees, tax verification, overnight delivery, policy updates or endorsements