

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

Loans for new and experienced real estate investors seeking bridge funding for properties nationwide.



**LOAN
AMOUNT**
\$250k - \$10M



TERM
18 Months
(no prepayment penalty)



MINIMUM VALUE
\$50K per Door



RATES¹
Starting at 10.49%
(Interest only on outstanding balance)



**CREDIT
SCORE**
650 Minimum

LTV BRIDGE²

Purchase: Up to 75% of Purchase Price

Refinance: Up to 70% of As-Is Value

Cash-Out: Up to 65% of As-Is Value

COLLATERAL

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

REQUIREMENTS³

- ✓ Completed Application
- ✓ Photo ID
- ✓ Purchase Agreement (if applicable)
- ✓ Proof of Ownership (if applicable)
- ✓ Rehab Scope of Work (if applicable)
- ✓ Credit / Background Reports Borrower
- ✓ Experience
- ✓ Two Most Recent Bank Statements
- ✓ Corporate Documents
- ✓ Appraisal
- ✓ SITUS Report
- ✓ Environmental Screening Survey
- ✓ Insurance with Mortgagee Clause
- ✓ First lien position on collateral
- ✓ Lender's Title Policy
- ✓ Personal Guaranty

MULTI-FAMILY BRIDGE LOAN FEES⁴

	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 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
Feasibility Study	If required; for heavy rehab only	\$400
Legal / Document Fees	At closing	\$995
Underwriting Fee	At closing	\$495
Processing Fee	At closing	\$90
Origination Fee	At closing	3% of Loan Amount
Title Fees ⁶	At closing	Determined by and paid to title company
Draw Fees ⁷	After closing, as required	Determined by and paid to inspection company

¹ Rate based on by 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 appraisal orders 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 (heavy rehab projects only).

⁷ Draw fees are determined by inspector and increase based on the number of units in the property. Additional wire fee \$30/draw.