

COMMERCIAL LENDING LOAN PROGRAMS
RESIDENTIAL ACQUISITION & CONSTRUCTION
PROGRAM HIGHLIGHTS:

1. Loan programs are available to experienced Builders, General Contractors, Developers and Real Estate Investors
2. The Borrower must be a business entity and personal guaranties are required from its owners
3. Interest rate is adjustable monthly
4. 25bps of the origination fee is deferred to payoff and the remaining fee must be paid at closing
5. Borrower may be eligible for a rebate up to 25bps of the origination fee if the loan is paid off prior to the original maturity
6. No prepayment penalty

Loan Program	Property Type	Project Type	Max Loan Amount	Max LTV	Max LTC	Base Interest Rate	Floor Rate	Origination Fee	Loan Term
Speculative Acquisition	1-4 Residential Lots	Acquisition	\$1,000,000	50%	50%	Prime + 2.25%	Start Rate	37.5 to 125 bps	6 - 12 months
Speculative Construction	1 Unit - SFR, PUD	New Construction & Renovation	\$3,500,000	65%	80%	Prime + 0.50%	Start Rate	37.5 to 125 bps	12 - 24 months
Speculative Construction	2 to 25 Units - SFR, PUD, Condo	New Construction & Renovation	\$7,500,000	65%	80%	Prime + 0.50%	Start Rate	37.5 to 125 bps	12 - 24 months
Speculative Construction	Residential Tract 10+ Units	New Construction	\$10,000,000 Revolving Line of Credit	65%	80%	Prime + 0.50%	Start Rate	62.5 to 175 bps	18 - 36 months

Target Markets	AZ, CA, CO, CT, FL, GA, ID, KY, MD, MT, NC, NJ, NV, NY, OR, PA, SC, TN, TX, UT, VA, WA
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COMMERCIAL REAL ESTATE CONSTRUCTION
PROGRAM HIGHLIGHTS:

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Loan Program	Property Type	Project Type	Max Loan Amount	Max LTV	Max LTC	Base Interest Rate	Floor Rate	Origination Fee	Loan Term
Construction	Multifamily	New Construction & Renovation	\$5,000,000	60%	75%	Prime + 1.00%	Start Rate	37.5 to 150 bps	12 - 30 months

Target Markets	AZ, CA, CO, FL, NC, NJ, NY, NV, TX, UT, WA
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All terms are decided on a case-by-case basis. Considerations may include but not limited to location, project, developer's experience, budget, construction timeline, and credit scores. Rates and programs are subject to change without notice. This sheet is intended and directed to commercial customers only. It is not directed or intended to be distributed to consumers. Colorado Federal Savings Bank, Provident Funding Associates and Provident Mortgage Trust are separate but affiliated companies under common ownership.

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