

Bridge Pro Loan Program: Preferred Membership

BENEFITS

Preferred Membership

- ✓ Borrow up to \$2 million at a time
- ✓ No upfront cost
- ✓ Only one underwrite every 12 months

Qualification¹

- ✓ At least 5 completed flips in last 2 years
- ✓ No bankruptcy filing within the last 24 months²
- ✓ No felony convictions within the last 7 years²
- ✓ No outstanding mortgage delinquency of 90 days or more
- ✓ Minimum FICO of 680

Premium Service

- ✓ Dedicated team
- ✓ No arduous forms to complete
- ✓ No appraisal required

Loan Terms

- ✓ Purchase and refinance³
- ✓ Minimum loan amount: \$50,000
- ✓ Maximum loan amount: \$2,000,000
- ✓ 12-month term, 18-month term, and 24-month term no prepayment penalty

Max Leverage

- ✓ 85% of purchase price
- ✓ 75% of after repair value (ARV) w/ holdback
- ✓ 70% of after repair value (ARV) w/o holdback or for extensive rehab
- ✓ 100% of rehab costs (via holdback)

Interest Rates⁴

- ✓ Rates start at 6.50%, vary by state

Fees and Pricing

- ✓ Service fee is \$999

Eligible Members

- ✓ Corporations
- ✓ General Partnerships
- ✓ Limited Partnerships
- ✓ Limited Liability Companies
- ✓ Revocable Trusts
- ✓ Individuals

Eligible Properties

- ✓ SFRs
- ✓ 2-4plex
- ✓ Condos
- ✓ PUDs

¹ Credit and background check are pulled every 6 months.

² No felonies in the last 7 years. No financial crimes ever.

³ Refinances must be within 3 months of acquisition.

⁴ See page 2 for pricing adjustments.

Membership Documentation

(required once every 12 months)

- Signed credit authorization form
- Schedule of Real Estate Owned / List of Past Projects
- Signed spousal consent (if guarantor is married/ separated and living in a community property state)
- Entity documents
- Voided check (for ACH)

Property Documentation

(required for each loan)

- Executed purchase and sale agreement
- Scope of work
- Hazard insurance contact information
- Title / Escrow agent contact information
- Property access instructions
- Property Pictures: Exterior pictures required; Interior pictures recommended.

Note: without interior pictures LendingHome assumes C5/C6 condition.

Qualification Criteria & Fees⁵

| | Bridge Pro [®] |
|---------------------|-------------------------|
| Exits in 2 years | 5+ |
| Membership Term | 12 months |
| Minimum FICO | 680 |
| Minimum Loan Amount | \$50,000 ⁸ |
| Service Fee | \$999 |

Leverage by Loan Type

| | | Bridge Pro [®] |
|---------------|----------------------|-------------------------|
| with Holdback | Max LTC ⁶ | 85% |
| | Max LTV ⁷ | 75% |
| w/o Holdback | Max LTC | 85% |
| | Max LTV | 70% |
| % rehab costs | | 100% |

Loans in California

| FICO | <=75% LTC | <=80% LTC | <=85% LTC |
|---------|-----------|-----------|-----------|
| 720+ | 6.50% | 6.95% | 7.25% |
| 680-719 | 6.75% | 7.25% | 7.75% |

Loans Outside of California

| FICO | <=75% LTC | <=80% LTC | <=85% LTC |
|---------|-----------|-----------|-----------|
| 720+ | 6.95% | 7.50% | 8.25% |
| 680-719 | 7.50% | 7.95% | 8.95% |

Rate Adjustments

| | |
|---------------|--------|
| CO,NV,TX | -0.50% |
| 18 Month loan | +0.25% |
| 24 Month Loan | +0.50% |

⁵ Member qualification is based on completed and exited flips (not purchases). A completed flip can be either: 1) A property sold within 24 months preceding app submit date, acquired no more than 36 months prior to exit; 2) Flip held for at least 30 days; 3) Price of at least \$50k; 4) No greater than two entity names to qualify. Borrowers will remain in their membership level for 12 months. Once term expires, experience must be re-verified and membership level may change depending on recent exits.

⁶ Loan-to-Cost (LTC): Initial loan amount divided by the sum of (i) purchase price; (ii) documented cost of improvements; and (iii) assignment fees less ineligible seller concessions.

⁷ Loan-to-Value (LTV): Total loan amount divided by the value of the home, as determined by an appraisal.

⁸ Guarantor's mortgage history in good standing.