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SVS DIRECT RENTAL TERM PROGRAM

Bridging the Gap Between
Bank and Private Commercial Financing

Broker Wholesale Rates

Friday, December 1, 2017

Investment SFRs, Condos, Townhomes & 2-4's



For a Speedy Quote, Complete our 1pg Summary plus 1003, Credit, Schedule of RE, Operating Statements, T-12 & Rent Roll to mat@svsfinance.com
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3/1 ARM - 3yr Fixed, 27yr Adjustable, 30yr Am

	LTV					
FICO	<=55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
740+	5.99%	6.28%	6.38%	6.68%	7.13%	8.18%
720-739	6.23%	6.43%	6.53%	6.83%	7.63%	8.58%
700-719	6.53%	6.58%	6.78%	7.08%	8.23%	8.78%
680-699	6.88%	7.03%	7.08%	7.28%	8.53%	
660-679	7.18%	7.23%	7.28%	7.63%	8.93%	
640-659	7.38%	7.63%	7.78%	7.98%	9.23%	
620-639	8.53%	8.78%	8.93%			
Foreign National	7.18%	7.28%	7.58%	8.18%	8.88%	

5/1 ARM - 5yr Fixed, 25yr Adjustable, 30yr Am

	LTV					
FICO	<=55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
740+	6.11%	6.38%	6.48%	6.78%	7.23%	8.28%
720-739	6.33%	6.53%	6.63%	6.93%	7.73%	8.68%
700-719	6.63%	6.68%	6.88%	7.18%	8.33%	8.88%
680-699	6.98%	7.13%	7.18%	7.38%	8.63%	
660-679	7.28%	7.33%	7.38%	7.73%	9.03%	
640-659	7.48%	7.73%	7.88%	8.08%	9.33%	
620-639	8.63%	8.88%	9.03%			
Foreign National	7.28%	7.38%	7.68%	8.28%	8.98%	

7/1 ARM Rate Adjustment

0.15%

30yr Fixed Rate, 30yr Am

	LTV					
FICO	<=55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
740+	6.61%	6.88%	6.98%	7.28%	7.73%	8.78%
720-739	6.83%	7.03%	7.13%	7.43%	8.23%	9.18%
700-719	7.13%	7.18%	7.38%	7.68%	8.83%	9.38%
680-699	7.48%	7.63%	7.68%	7.88%	9.13%	
660-679	7.78%	7.83%	7.88%	8.23%	9.53%	
640-659	7.98%	8.23%	8.38%	8.58%	9.83%	
620-639	9.13%	9.38%	9.53%			
Foreign National	7.78%	7.88%	8.18%	8.78%	9.48%	

Rate Adjustments

Loan Balance	<=55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
\$75,000 - \$99,999	0.35%	0.35%	0.35%	0.35%		
\$1,000,000 - \$1,500,000	0.00%	0.00%	0.00%	0.10%	0.10%	
\$1,500,001 - \$2,000,000 *	0.00%	0.00%	0.10%	0.20%		
Purpose	<=55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
Cash Out	0.30%	0.30%	0.30%	0.50%		
Cash Out - Foreign National	0.50%	0.50%	0.50%			
Property Type	<=55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
2-4 Unit	0.25%	0.25%	0.25%	0.40%		
Condo	0.15%	0.15%	0.15%	0.15%		
Non-Warrantable Condo	0.40%	0.40%	0.40%	0.40%		
Other	<=55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
DSCR < 1.15 (640 Min FICO) **	0.50%	0.50%	0.50%	0.50%	0.50%	
5 Year Prepayment Penalty ***	-0.10%	-0.10%	-0.10%	-0.10%	-0.10%	-0.10%
State	<=55	55.01-60	60.01-65	65.01-70	70.01-75	75.01-80
CT, DC, MD, MT, NJ, NY, SD, VT ****	0.15%	0.15%	0.15%	0.15%	0.25%	0.25%

* Loan Amounts > \$1,500,000 Require 2 Appraisals

** DSCR < 1.15 is limited to borrowers with > 640 FICO

*** Not Available for 3/1 ARM

**** Properties in NY, DC, MD, and NJ are limited to 660 FICO

Loan Terms

Loan Type	3/1, 5/1, 7/1 ARM, 30yr Fixed
Loan Term	30 yrs
Loan Amortization	30 yrs
Index	1yr Libor
Margin	7.00%
3/1 Cap Structure	2/2/5
5/1 Cap Structure	2/2/5
7/1 Cap Structure	5/2/5
Prepay Penalty Fee	80% of 6 months interest
Prepay Penalty Term	3 years; Buydown to 2/1Yr CBC
Min UPB	\$60,000
Max UPB	\$2,000,000

Loan Amount and C/O LTV Limits

FICO	Loan Amount	LTV
	<= \$1,000,000	70%
720+	\$1,000,000 - \$1,500,000	70%
	\$1,500,001 - \$2,000,000	65%
700 - 719	<= \$1,000,000	70%
	\$1,000,000 - \$1,500,000	65%
	\$1,500,001 - \$2,000,000	65%
640 - 699	<= \$1,000,000	65%
	\$1,000,000 - \$1,500,000	60%
620 - 639	<= \$500,000	60%
Foreign National	<= \$1,000,000	65%
	\$1,000,000 - \$1,500,000	60%

LTV Restrictions

Condo / 2-4 Unit	Max 70% LTV
Loan Bal \$75,000 - \$99,999	Max 70% LTV
Loan Bal \$100,000 - \$149,999 *	Max 75% LTV
Unleased Refinance <=\$1mm	Max 65% LTV
Unleased Refinance >\$1mm	Max 60% LTV
First Time Investor ****	Max 65% LTV

Cash-in-Hand Limits

SFR	65% of property value
Loan Bal \$100,000 - \$149,999 **	65% of property value
Loan Bal < \$100k	60% of property value
Condo / 2-4 Unit	60% of property value

Points and Fees

SVS Points	.50% to 2.5%
Processing Fee (Borrower Paid)	\$2,195

* Must have FICO > 700 and DSCR >= 1.25

** Minimum DSCR >= 1.25

*** If this criteria is not met, reduce LTV by 5%

**** First Time Investor- Must Own Primary 12Mos

Experienced Investor: owned 2 Properties last 12 Mos; 1 can be O/O

Up to: 80% Purchase, 75% Refinance

SFRs, 2-4's, PUDs, Warrantable & Non Condos, Townhomes

\$75K to \$2MM (larger loan amounts CBC & subj. to Pricing Adj.)

6 Months Ownership Seasoning to use current appraised value

1-6 Months up to 90% of total documented costs (purchase & repairs)

6 Months Reserves of Subject PITI

NO DSCR required w/ min. 640 credit score and rate adjustment

Loans available in all states except: Alaska, North Dakota, South Dakota,

Vermont, Oregon, Arizona, Nevada, and Utah

NO UPFRONT APP FEES - Underwriting / Processing \$2,195 (AT CLOSING)

Appraisal Fee \$450 SFR / \$550 for 2-4 units (AT ORDER)

RATES Determined by credit score, loan structure, and loan to value

Minimum FICO score is 620

U.S. Residents and Foreign Nationals (Cooperating Countries of Origin)

No bankruptcies, foreclosures, or short-sales last 3 years, 0x30 on mtgs

If borrower currently rents, must have Min. of 2 investor properties

Tailored Commercial Real Estate Financing & Trust Deeds

www.svsfinance.com svsdirect@svsfinance.com

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