



## INVESTOR PORTFOLIO FUNDING

### Summary of Terms for SFR Lease Backed Loan Program Financing

1. Term: Two Programs:
  - a. 5-Year Fixed Rate balloon, 30-year amortization, Non-recourse.
  - b. 30 -Year Fixed Rate, 30-year amortization, Recourse.
2. Maximum Allowable LTV: 75% of appraised value. For properties owned less than 12 months, the loan amount shall be limited to the lesser of appraised value or acquisition cost plus approved improvements.
3. At least 80% of properties within the pool must be leased. The remaining properties must be available for lease and actively marketed.
4. Minimum loan count and loan size: Non-recourse Product: 5 properties and \$250,000 minimum loan size. Minimum property value \$75,000. Recourse Product: 1 property and \$65,000 minimum loan size.
5. Minimum FICO: 620. If the Sponsor's FICO is determined through a tri-merge FICO review during underwriting to be less than 680, the interest rate may be adjusted.
6. Reserves: Required to be funded up-front in an amount equal to a minimum of 3-months of principal and interest expense. 1-month tax and 1-month property insurance. \$450 per property CapEx.
7. Borrowing Entity: The loan portfolio must be held by an entity meeting the lender's "single purpose entity" criteria, as described in the Loan Agreement.
8. Insurance: The types of insurance and coverage amounts should meet the minimum standards, as prescribed by applicable local market practice, with adjustments for particular markets that present specific hazards. Coverage shall be required for general liability and property and casualty insurance as provided in the loan agreement.
9. Origination Fee: 1.5% due at closing of the loan.
10. Prepayment: Non-recourse Product: Yield Maintenance. Recourse Product: Declining 3-year.
11. Due Diligence Fee: \$1,450 plus \$550 *per property* for appraisals and \$450 *per property* for processing/underwriting.
12. All closing and legal costs incurred by FCI or its affiliates shall be paid by Sponsor. Any such amounts not covered by the due diligence deposit shall be paid by Sponsor at closing.



#### CONTACT

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