

## SINGLE RENTAL PROPERTY LOAN

FEATURE	SPECIFICS
Offering	Acquisition, rate/term or cash-out refinance
Loan Type	Single asset collateralization, first lien, mortgage
Loan Sizes	\$100,000 – \$1,900,000
Loan Term	30-year fixed, fully amortizing or 5/1 ARM
Loan To Value	Up to 65%
Property Based DTI	Up to 85%
Recourse	Full recourse
Geography	National; major MSA's and secondary markets
Title Insurance	Required
Property / Rental Insurance	Minimum 6 months rent loss required

UNDERWRITING GUIDELINES	SPECIFICS
Eligible Properties	Single-family, 2-4 units, townhomes, PUDs
Ineligible Properties	Commercial, co-ops, manufactured, mixed-use, student housing, vacation rentals
Minimum Asset Value	\$150,000
Occupancy	Tenant-occupied by closing or arm's-length tenancy – within 60 days of purchase
Valuation Type	Full appraisal from an approved CoreVest AMC
Borrowing Entity	Individual, LPs or LLCs with personal guaranty
Initial Cost	All out of pocket costs
Reserves	Minimum of 6 months
Prepayment Penalty	Yes, first 3 years on the 30 year fixed. (3%, 2%, 1% decreasing each year) 5/1 ARM first 4 years (4%, 3%, 2%, 1% decreasing each year)
Eligible Borrowers / Guarantors	US citizens / *permanent resident aliens / *non-permanent resident aliens / *LLCs (with personal guaranty)
Ineligible Borrowers	Owner-occupants
We Do Not Lend In	MN, AZ, DE, NV; other restrictions may apply

844.262.8177

partners@cvest.com

corevestfinance.com