

PRODUCT SUMMARY

	MULTI-PURPOSE	LIMITED USE	HOSPITALITY	MULTI-FAMILY
LOAN LIMITS	\$50,000 - \$6,000,000	\$50,000 - \$6,000,000	\$50,000 - \$4,000,000	\$50,000 - \$5,000,000
PROPERTY TYPES	<ul style="list-style-type: none"> ▪ Commercial & Industrial Office / Warehouse ▪ Mixed Retail with Office ▪ Light Manufacturing & Industrial Office ▪ Medical Office ▪ Dental Office ▪ Retail ▪ Mixed Use 	<ul style="list-style-type: none"> ▪ New Automobile Dealers ▪ Light Automotive Service & Repair ▪ Auto Tire & Brake Centers ▪ Assisted Living Facilities ▪ Grocery Stores & Markets ▪ Daycare Centers ▪ Car Wash ▪ Funeral Homes ▪ Restaurants 	<ul style="list-style-type: none"> ▪ Strong Franchise ▪ Interior Corridor ▪ < 20 years old ▪ < 100 Units 	<ul style="list-style-type: none"> ▪ 5 + units ▪ Mid-Rise ▪ Suburban & Urban
MAX LTV	90%	80%	75%	90%
LOAN TERMS	25/25 20/20	25/25 20/20	25/25 20/20	30/30 25/25
MIN FICO	600 <small>650 on 10 year fixed program</small>	600	600	600
MIN. DOWN PAYMENT	10-25%	10-25%	20%	10%
COLLATERAL	1 ST TD Real Property	1 ST TD Real Property	1 ST TD Real Property *UCC-1 on all FF&E	1 ST TD Real Property
AVAILABLE PROGRAMS -INITIAL TERM-	<ul style="list-style-type: none"> ▪ 2 YR Fixed tied to WSJ Prime ▪ 2 YR Fixed tied to 5 YR FHLB ▪ 5 YR Fixed tied to 5 YR FHLB ▪ 10 YR Fixed tied to 7 YR FHLB ▪ Interest Only 	<ul style="list-style-type: none"> ▪ 2 YR Fixed tied to WSJ Prime ▪ 5 YR Fixed tied to 5 YR FHLB ▪ Interest Only 	<ul style="list-style-type: none"> ▪ 2 YR Fixed tied to WSJ Prime ▪ 5 YR Fixed tied to 5 YR FHLB ▪ Interest Only 	<ul style="list-style-type: none"> ▪ 5 YR Fixed tied to 5 YR FHLB ▪ 7 YR Fixed tied to 7 YR FHLB
AVAILABLE PROGRAMS -REMAINING TERM-	At the end of the initial fixed term, the loan will automatically convert to borrower's choice of: (1) 5 year fixed rate tied to FHLB + margin, adjusting every five years <u>OR</u> (2) WSJ Prime Rate + margin, adjusting quarterly. Borrower must make selection prior to closing of loan.			
RATE LOCK	<ul style="list-style-type: none"> ▪ 30 day rate locks are available at no cost. ▪ 60 day rate locks are available with a deposit of \$2,500 or 0.50% of the permanent loan amount, whichever is greater. ▪ Rate lock is <u>not</u> available on the 10 year fixed program. ▪ Rate is locked as of the date of the commitment letter. ▪ The 60 day rate lock deposit is refunded at the time of closing if the closing interest rate stays the same as the rate indicated in the commitment letter. ▪ If the interest rate declines and the borrower chose the lower rate rather than the rate indicated in the commitment letter, the deposit will be retained by lender. 			