

Premier Private Money Loans	Standard Loan	Standard w/DOWN PAYMENT	Premier Borrower w/DOWN PAYMENT
Property Location	NATION WIDE	NATION WIDE	NATION WIDE
Loans	Non-Owner Occupied	Non-Owner Occupied	Non-Owner Occupied
Properties	1-4 family	1-4 Family	1-4 Family
Loan Size	50,000-250,000	75,000 -2 million	75,000-2million
Lien Position	First	First	First
Amortization	Interest Only	Interest Only	Interest Only
Prepay Penalty	NONE	NONE	NONE
Down Payment	NONE	10%	20%
Rates to Borrower	12%	10%	8.99%
Origination Fees	4 pts	3 pts	3pts
Duration	12 months	12 month	12 Month
Total Rehab/Purchase Price	<=50%	<=50%	<=50%
Max Loan to Acquisition Cost	100%	90%	80%
Max Construction Holdback/Rehab Cost	100%	100%	100%
Max ARV	70-75%	70%	70%
Min Borrower FICO score	N/A	N/A	680
90 Days of Bank Statements	90 days	90 days	90 Days
Borrower Tax Returns	N/A	No	Yes
Appraisals	N/A	Yes	Yes
Closing	5-7 days	10-14 days	10-14 days
Recourse	Yes	Yes	Yes
Buyer Ownership	In LLC	In LLC	In LLC

Non-Owner Occupied residential Investment Properties, (FIX-N-FLIP, refinances, bridge loans, 1-4 Family Homes, Condominiums, Planned Unit Developments (PUDs))
Interest Only-Balloon at Maturity

* >50% construction to purchase considered on a CASE-By-CASE