

Bridge to Agency Program

Nationwide Lending Platform



Product Eligibility

Loan Purpose	Purchase Recapitalization Refinance (Including Cash Out) Upgrades and/or Seasoning Expedited Loan Closings
Product Highlights	Transitional/Value Add/Event Driven Non-Stabilized Properties Rehabilitation/Renovation Earn-Outs
Geographic Tiers	Freddie Mac Top & Standard Markets (Small & Very Small Markets on exception basis)
Loan Size	\$1,000,000 to \$7,500,000
Leverage	Up to 85% LTC/80% LTV
Rates	Call for current Fixed and Floating rates
Terms	Typically < 2 Years Shorter 1 to 6 Month Terms Available
Extensions	6-Month or 1-Year Extensions Available
Amortization	Full Term Interest Only
Min DY/DSCR	Line of Sight to Freddie Mac SBL Refinance
Refinance Options	Fixed Rate or Bridge Refinance Alternatives
Recourse	Non-Recourse
Prepayment	Flexible – Minimum Interest
Origination Fees	0.0% - 1.0% Origination Fee
Exit Fees	1.0-2.0%, Waived with refinance into Ready Capital Freddie Mac SBL, Fixed Rate or Bridge Program

Creative Solutions. Reliable Results.

Ready Capital is a specialized non-bank real estate lender that lends up to \$35 million on multifamily and commercial real estate, delivering fixed rate, value-add bridge and small balance agency loans.

Loan terms with extensions provide adequate flexibility to achieve stabilization.

Streamlined loan documents that anticipate Freddie Mac SBL refinance reduce exit closing costs.

Multiple products ensure options for Sponsors should business plans or product eligibility alter.

\$2,670,000
Multifamily
Portland, OR

Stab DSCR 1.41x | LTV 66.1%
2 Year Term | 1 Extension Option
Prepay Penalty - 10 Months Yield Maintenance
Acquisition, light renovations,
Freddie Mac SBL refinance
Reserves for CapEx and interest

\$3,473,000
Multifamily
Austin, TX

Stab DSCR 1.30x | LTV 58.9%
2 Year Term | 1 Extension Option
Prepay Penalty - 9 Months Yield Maintenance
Acquisition, occupancy and rent improvement
Freddie Mac SBL refinance
Reserve for interest



OPERATING LOCATIONS

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