



## Bridge to Agency Criteria Grid

<b>LOAN PURPOSES</b>	Purchase Recapitalization Refinance (Including Cash Out) Upgrades and/or Seasoning Expedited Loan Closings
<b>PRODUCT HIGHLIGHTS</b>	Transitional/Value Add/Event Driven Non-Stabilized Properties Rehabilitation/Renovation Earn-Outs
<b>GEOGRAPHIC TIERS</b>	Freddie Mac Top & Standard Markets (Small & Very Small Markets on exception basis)
<b>LOAN SIZE</b>	\$1,000,000 to \$7,500,000
<b>LEVERAGE</b>	Up to 85% LTC/80% LTV
<b>RATES</b>	Call for current Fixed and Floating rates
<b>TERMS</b>	Typically < 2 Years Shorter 1 to 6 Month Terms Available
<b>EXTENSIONS</b>	6-Month or 1-Year Extensions Available
<b>AMORTIZATION</b>	Full Term Interest Only
<b>MIN DY/DSCR</b>	Line of Sight to Freddie Mac SBL Refinance
<b>REFINANCE OPTIONS</b>	Fixed Rate or Bridge Refinance Alternatives
<b>RECOURSE</b>	Non-Recourse
<b>PREPAYMENT</b>	Flexible – Minimum Interest
<b>ORIGINATION FEES</b>	0.0% - 1.0% Origination Fee
<b>EXIT FEES</b>	1.0-2.0%, Waived with refinance into Ready Capital Freddie Mac SBL, Fixed Rate or Bridge Program