



Fundscape Residential Construction Lending

Construction is a complex lending program that combines value, expenses and experience. At Fundscape we work with several large but dedicated investors who allow us to offer high leverage construction financing for experienced builders and developers throughout the country. Specializing in 1-4 unit residential and multi-family construction up to 20 units we offer a streamlined loan process with limited documentation up to 85% Loan To Cost. With a wide availability of products and structures we offer clients a viable and reliable loan program that successfully merges effective pricing with aggressive leverage for qualifying projects.

1-4 Unit (\$250,000 Minimum)

Investment SFR, Townhome, Condo, PUD

Multi-Family (\$350,000 Minimum)

5+ unit multi-family residential properties

All Guidelines Pricing And Approvals Are Subject To Review And This Is Not A Commitment To Lend. All Loans Are Subject To Change And Loan Terms May Be Amended Upon Review By Fundscape's Underwriters And/OR Investors

Our Advantages

☑ Reliability

Our focus is on building and maintaining reliable long-term relationships with borrowers and intermediaries.

☑ Predictability

Our enterprise is optimized to deliver a predictable process that our partners can depend on, with communication at every step.

☑ Experience

Our leadership incorporates well-opinionated real estate experts with multi-billion dollar experience in asset management and lending.



Investment Residential Construction Loan Requirements

Structure	All Loans Are Calculated Using A Loan To Cost Calculation To Produce Loan Amount
Property Location	Nationwide United States except ND, MT, WY, NE, KS, UT, MN, AZ, NM, AL, HI, and SD
Markets	Major And Sub-Markets Available. No Rural Property Accepted As Per CFPB Site
Property Types	Investment Residential Property Only. 1-4 unit, PUD, Townhome, Condo And Multi-Family. No Bed And Breakfast, Conversion To Multi-Family, SRO Or Hospitality Allowed
Loan Size	Minimum \$250,000.00 To \$10,000,000.00 (Exceptions May Be Allowed Upon Review)
Loan To Cost/Value	Max Loan To Cost 85% / Max Exit LTV 75% Of After Repair Value. (Based On Experience)
Term	12, 18, 24 Month Terms Available Dependent Upon Project Type And Scale
Amortization	All Loans Are Interest Only For Repayment. Non-Dutch Interest On All Loans
Recourse	Full Recourse Required / All Loans Require Entity Closing (Corp/LLC/No Trusts Or Estates)
Prepayment	0 - 6 Month Pre-Pay Is Standard For All Loans
Debt Yield	Multi-Family Projects That Are Buy And Hold Must Have A Minimum 8.25% Yield
DSCR Minimum	For Build And Hold Projects: 1-4 Unit Must DSCR At 1.00 / Multi-Family 1.20
Credit	680 Minimum Score. Slightly Lower Credit May Be Accepted With 5+ Projects Within Last 36 Months
Vesting	Vesting In An Entity Required For All Projects No Exceptions
Valuation Model	Appraisals Will Require An As-Is And After Completion Value.
Loan Reserves	Borrowers Are Required To Have A Minimum Of 5% Of The Loan Amount In Reserves
Fees	Origination Will Range From 1.00 - 3.00% Depending On Risk And Loan Structure.