



Fundscape Fix And Flip "Lite"

Our Fix And Flip lite is our program for borrowers who have credit scores in the lower fico ranges but have experience to offset the lower credit. This allows borrowers to finance up to 85% of the total project cost making it easy to complete there projects with little money out of pocket. The program is designed to have no income documentation, easy valuation process and flexibility on loan amounts to keep the clients projects profitable. We have a great deal of latitude in our underwriting and can be flexible with underwriting criteria on this product. Our "Lite" product is a go to for all Fix and Flip deals with slightly challenged credit scores or loan amounts over \$1,000,000.00.

Residential (\$150,000 Minimum)

Investment Residential And Multi-Family

Residential (\$5,000,000 Maximum)

Investment Residential And Multi Family

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.



Fix And Flip "Lite" Loan Requirements

Structure	All Loans Are Financed Up To 85% Loan To Cost With 100% Of Rehab Financed
Property Location	Nationwide except ND, MT, WY, NE, KS, UT, MN, AZ, NM, AL, HI, OR, NJ, MS, IA 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. Max 2 Acres, All Structures Must Be Permitted, Minimum Home Size 700 Sq. Ft. Multi Family Property Max 20 Units.
Loan Size	Minimum \$150,000.00 To Max \$5,000,000.00 (Loan Amounts Include Budgets)
Loan To Value	Max Loan To Value 80% Of Purchase Price Or As-Is Value
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	3 Month Pre-Payment Penalties
Debt Yield	No Debt Yield Requirement
DSCR Minimum	No DSCR Requirement
Credit	Minimum 660 FICO No Exceptions. Full Tri-Merge Report Required
Vesting	Vesting In An Entity Required For All Projects No Exceptions
Valuation Model	Appraisal Inspection Only / Appraisal Must Be Ordered Through An AMC. Transferred Appraisals Are Acceptable If Placed Into Company Name
Loan Reserves	No Specific Reserves Are Required But Do Like To See 3-5% Of Loan Amount In Reserves.
Fees	Origination Will Range From 2.00 - 3.50% Depending On Loan Amount.