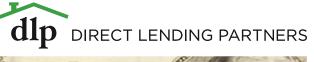
PREFERRED LINE OF CREDIT

	Line of Credit Facility Terms				
Line of Credit Facility Size	\$500,000 - \$20,000,000+				
Length	12 - 24 Months				
Line of Credit Origination Fee	0.5% to 1%				
Legal Fee	\$2,500 (one time fee)				
	Loan Terms Within Line of Credit				
Property Type	Single Family and Multi-Family; Commercial is considered on a case-by-case pricing & structure				
Location	AL, CO, CT, DC, DE, FL, GA, ID, IL, IN, KS, KY, LA, MD, MO, NC, NE, NJ, NY, OH, OK, PA, RI, SC, TX, VA, WA, WI, WV, WY, UT; Other states are case-by-case and subject to adjusted pricing and guidelines				
Purpose	New Construction Fix/Flip and Fix/Rent Cash Out Refinance				
Exit	Sale or Refinance				
Loan Term	6 Months				
Loan Extensions	Up to 6 Months				
Interest Rate	as low as 8.49%				
Upfront Appraisal Fee	\$595 (pass-through cost)				
Loan Origination Points	as low as 1%				
Processing & Underwriting Fee	\$895 (paid at settlement)				







Email: Justin@FamilyOfficeCapitalMarkets.com

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Real Estate Desk: 1-844-987-6683 www.FamilyOfficeCapitalMarkets.com **Draw inspection Fees**

\$295 per draw



This is not an offer or commitment. Rates, terms and conditions may be changed without notice and are applicable only to the Preferred of Credit program at Direct Lending Partners. These rates are based on qualification of project and borrower. Rates and terms may be adjusted if borrower or project does not meet underwriting guidelines. *Up to 100% of ground up construction cost. **Limit of the Loan to After Repair Value in addition to loan amount released at closing to as-is cost. ***Rate will adjust if extension is needed.

PREFERRED LINE OF CREDIT

Preferred Line of Credit									
Loan To Cost	Maximum	Interest Rate Based on Size of Line of Credit			Origination	Processing &	Draw Inspection		
(purchase plus rehab)	ΔRV*	\$5,000,000+	\$2,500,000+	\$1,000,000+	\$500,000+	Points	Underwriting Fee	Fee	
90%	70%	as low as 8.49%	as low as 8.99%	as low as 9.49%	as low as 9.99%	as low as 1%	from \$895	\$295 per draw	
New Construction									
Loan To Cost (Ground Up Construction) (Ground Up	Interest Rate Based on Size of Line of Credit			Origination	Processing &	Draw Inspection			
	ARV**	\$5,000,000+	\$2,500,000+	\$1,000,000+	\$500,000+	Points	Underwriting Fee	Fee	
100%	65%	as low as 8.49%	as low as 8.99%	as low as 9.49%	as low as 9.99%	as low as 1%	from \$895	\$295 per draw	

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