



**LYNK**  
CAPITAL

## Fix & Flip and Construction Loan Matrices

Fix & Flip Loan Program			
<b>Term:</b>	1 year interest only		
<b>Experience (last 3 yrs)</b>	<b>Rehab Type</b>	<b>LTC</b>	<b>LTV</b>
0 - 1 (min 680 FICO)	Light	80%	65%
	Medium	75%	65%
	Heavy	75%	60%
2 - 3	Light	85%	75%
	Medium	85%	70%
	Heavy	80%	70%
4 +	Light	85%	75%
	Medium	85%	75%
	Heavy	85%	70%
<b>Rehab Levels:</b>	<u>Light:</u> (1) Budget < 30% of purchase price and (2) budget < \$50,000 <u>Heavy:</u> (1) budget > 50% of purchase price or (2) > 20% expansion of square footage or (3) budget > \$200,000		
<b>Eligible properties:</b>	1-4 unit SFR Mixed-use (must be > 50% residential, Class A or B)		
<b>Property values:</b>	\$125,000 - \$2,500,000		
<b>Min FICO:</b>	620 (LTV/LTC reduced below 660)		
<b>Payment history:</b>	0 x 60 24-month housing payment history		
<b>Refinances:</b>	Refinances with payoffs not allowed		
<b>Borrower liquidity:</b>	6 mos payments (at Note amount) plus 20% of budget		
<b>Bankrupties:</b>	3 years		
<b>Foreclosures:</b>	5 years		

New Construction Loan Program		
<b>Term:</b>	12 or 18 months interest only	
<b>Experience (last 3 yrs)</b>	<b>LTC</b>	<b>LTV</b>
3 - 4	80%	70%
5 +	85%	70%
<b>Experience:</b>	New construction counts as 1 project. Heavy rehab projects may be considered on a case-by-case basis. Light rehab projects do not contribute to experience.	
<b>Eligible properties:</b>	Single-family projects up to 20 units	
<b>Property values:</b>	\$150,000 - \$2,500,000	
<b>Property status:</b>	Must be immediately ready for building permit. All infrastructure (roads, water, sewer) must be complete and available.	
<b>Min FICO:</b>	620 (LTV/LTC reduced below 660)	
<b>Borrower liquidity:</b>	6 mos payments (at Note amount) plus 15% of budget	
<b>Bankrupties:</b>	3 years	
<b>Foreclosures:</b>	5 years	

**Lending in:**

AL, AR, CO, CT, DC, DE, FL, GA, IA, IL, IN, KS, KY, LA, MA, MD, MI, MO, MS, NC, NE, NJ, OH, PA, SC, TN, TX, VA, WI, WV, WY

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These guidelines are current as of June 23, 2020 and are subject to change without notice. Other terms and conditions may apply.