Loans for Residential
Real Estate Investors

www.roccapital.com
Roc Capital is a Roc360 Company

We have a suite of products and services to help you save time and money.

Visit www.roc360.com to access our full platform.
Our Products.

RESIDENTIAL REAL ESTATE

Bridge
- Fix and Flip
- Ground Up
- Small Balance Multifamily Bridge
- Transitional Multifamily Bridge

Perm
- Single Property Rentals
- Rental Portfolios
- Small Balance Multifamily Perm

Bridge to Perm
- Fix to Rent

Loan programs for experienced property investors.
Bridge Loans

**FIX AND FLIP**
Residential (1-4 Units)

Loan Amount
$50,000 - $25,000,000

Maximum Loan to Cost
90% of Purchase and 100% of Rehab Costs

Maximum Loan to ARV
75%

Term Length
Up to 18 months

Recourse
Full Recourse

**GROUND UP**
Residential (1-4 Units)

Loan Amount
$50,000 - $2,000,000

Maximum Loan to Cost
50% | 65% of Purchase (Land | Permitted) and 100% of Rehab Costs

Maximum Loan to ARV
65%

Term Length
Up to 18 months

Recourse
Full Recourse
### SMALL BALANCE MULTIFAMILY

Multifamily & Mixed Use (5+ Units)

<table>
<thead>
<tr>
<th>Loan Amount</th>
<th>$250,000 - $5,000,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loan Types</td>
<td>Interest Only</td>
</tr>
<tr>
<td></td>
<td>Fixed/Adjustable Rate Mortgage Options</td>
</tr>
</tbody>
</table>

**Maximum Loan to Cost**

Initial Loan Amount divided by:
- Purchase: Lower of Purchase Price & As-Is Value <=85%
- Refinance: As-is Value <=80%

**Maximum Loan to Value**

Total Loan Amount divided by After-Repair Value <=75%

**Term Length**

Initial Term: 12-24 months
Extensions: up to Two 6-month Extensions

**Recourse**

- Loan Amount < $2,000,000: Full Recourse with warm body guaranty
- Loan Amount >= $2,000,000: Limited Recourse with standard “bad-boy” carve-outs

**Environmental Indemnification**

Completion Guaranty when applicable

<table>
<thead>
<tr>
<th>Minimum Guarantor FICO</th>
<th>Mid-Score of 640</th>
</tr>
</thead>
</table>

**Eligibility Criteria**

- Vacant or Occupied Properties
- Capex <=100% of Purchase Price or As-Is Value

---

### TRANSITIONAL MULTIFAMILY

Multifamily & Mixed Use (5+ Units)

<table>
<thead>
<tr>
<th>Loan Amount</th>
<th>$5,000,000 - $30,000,000+</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loan Types</td>
<td>Interest Only</td>
</tr>
<tr>
<td></td>
<td>Adjustable Rate Mortgage</td>
</tr>
</tbody>
</table>

**Maximum Loan to Cost**

Total Loan Amount divided by Total Project Costs <=85%

**Maximum Loan to Value**

Total Loan Amount divided by After-Repair Value <=75%

**Term Length**

Initial Term: 12-36 months
Extensions: up to Two 12-month Extensions

**Recourse**

Limited Recourse with standard “bad-boy” carve-outs

**Reserve Replenishment Guarantees when applicable**

**Environmental Indemnification**

Completion Guaranty when applicable

<table>
<thead>
<tr>
<th>Minimum Guarantor FICO</th>
<th>Mid-Score of 700</th>
</tr>
</thead>
</table>

**Eligibility Criteria**

- Minimum 50% Occupancy by Unit Count
- Capex <=25% of Purchase Price or As-Is Value
### SINGLE PROPERTY RENTALS

**Residential and Mixed-Use (1-8 Units)**

**Property Type**
- Single Family/2-8 Units/Townhomes/PUD/Warrantable Condos
- Mixed Use (50%+ Residential)

**Loan Amount**
- $50,000 - $2,000,000

**Loan Types**
- 30-Yr Fixed Rate Mortgage (Fully Amortizing)
- 5/1, 7/1 And 10/1 Hybrid ARMs (Partial IO or Fully Amortizing)

**Maximum Loan to Cost**
- If Owned >180 Days, No LTC Limit
- If Owned < 90 Days, 80% Of Purchase Price
- If Owned Between 91 And 180 Days, Additional 5% Haircut On Max Allowable LTV

**Maximum Loan To As-Is Value (Subject To FICO)**
- Purchase/Rate Term Refinance: 80%
- Cash Out Refinance: 75%

**Minimum Debt Service Coverage Ratio**
- 1.20x (Gross Rent/PITIA)

**Term Length**
- 30 Years

**Recourse**
- Full Recourse Only

**Minimum Guarantor FICO**
- 620

**Lease/Rent Requirements**
- Leased Units: Lower Of In-Place Rent and Market Rent
- Unleased Units: 90% Of Market Rent

### RENTAL PORTFOLIOS

**Residential and Mixed-Use (1-8 Units)**

**Property Type**
- Single Family/2-8 Units/Townhomes/PUD/Warrantable Condos
- Mixed Use (50%+ Residential)

**Loan Amount**
- $75,000 - $20,000,000+

**Loan Types**
- 30-Yr Fixed Rate Mortgage (Fully Amortizing)
- 5/1, 7/1 And 10/1 Hybrid ARMs (Partial IO or Fully Amortizing)

**Maximum Loan to Cost**
- If Owned >180 Days, No LTC Limit
- If Owned < 90 Days, 80% Of Purchase Price
- If Owned Between 91 And 180 Days, Additional 5% Haircut On Max Allowable LTV

**Maximum Loan To As-Is Value (Subject To FICO)**
- Purchase/Rate Term Refinance: 75%
- Cash Out Refinance: 70%

**Minimum Debt Service Coverage Ratio**
- 1.20x (Net Cash Flow/Debt Service)

**Term Length**
- 30 Years

**Recourse**
- Non-Recourse With Bad Boy Carveouts and Pledge Of Equity

**Minimum Guarantor FICO**
- 640

**Lease/Rent Requirements**
- Minimum Occupancy Rate Of 90% by Unit Count
SMALL BALANCE MULTIFAMILY PERM

Multifamily & Mixed Use (9+ Units) Single Properties Only

Property Type
9-50 Unit Non-Owner Occupied Multifamily Housing
Mixed Use (Min. 50% Residential SF)
Minimum Property Value: $350,000

Loan Amount
$250,000 - $5,000,000

Loan Types
30-Yr Fixed Rate Mortgage (Fully Amortizing)
5/1, 7/1 And 10/1 Hybrid ARMs (Partial IO or Fully Amortizing)

Maximum Loan to Cost
If Owned > 180 Days, No LTC Limit
If Owned < 90 Days, 80% Of Purchase Price
If Owned Between 91 And 180 Days
Additional 5% Haircut On Max Allowable LTV

Maximum Loan To As-Is Value (Subject To FICO)
Purchase/Rate Term Refinance: 75%
Cash Out Refinance: 75%

Minimum Debt Service Coverage Ratio
1.20x (Net Cash Flow/Debt Service)

Term Length
30 Years

Recourse
Full Recourse OR Non-Recourse With Bad Boy Carveouts and Pledge Of Equity

Minimum Guarantor FICO
640

Lease/Rent Requirements
No Commercial Use Allowed, Except For Mixed Use Properties
Minimum Occupancy Rate Of 90% By Unit Count
<table>
<thead>
<tr>
<th><strong>BRIDGE</strong></th>
<th><strong>PERM</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential (1-4 Units)</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Loan Purpose</strong></td>
<td>Bridge To Perm Loan For Acquisition, Renovation and Long Term Financing of Eligible Properties</td>
</tr>
<tr>
<td><strong>Property Type</strong></td>
<td>Residential Rental 1-4 Family/Townhomes/Condominiums</td>
</tr>
<tr>
<td><strong>Loan Amount</strong></td>
<td>Single Property: $50,000 - $2,000,000</td>
</tr>
<tr>
<td><strong>Loan Types</strong></td>
<td></td>
</tr>
<tr>
<td>Fixed Rate IO</td>
<td>30-Yr Fixed Rate Mortgage (Fully Amortizing) 5/1, 7/1 And 10/1 Hybrid ARMs (Partial IO Or Fully Amortizing)</td>
</tr>
<tr>
<td><strong>Maximum Loan to Cost</strong></td>
<td></td>
</tr>
<tr>
<td>90% Of Purchase</td>
<td>Only LTV Limits Apply If Owned &gt;90 Days</td>
</tr>
<tr>
<td>100% Of Rehab Costs</td>
<td></td>
</tr>
<tr>
<td><strong>Maximum Loan To Value</strong></td>
<td></td>
</tr>
<tr>
<td>75% ARV</td>
<td>75% As-Is: US Citizens And Permanent Residents</td>
</tr>
<tr>
<td></td>
<td>70% As-Is: Non-Permanent Resident Aliens</td>
</tr>
<tr>
<td></td>
<td>65% As-Is: Foreign Nationals</td>
</tr>
<tr>
<td><strong>Minimum Debt Service Coverage Ratio</strong></td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td>Minimum Debt Service Coverage Ratio 1.20x</td>
</tr>
<tr>
<td><strong>Term Length</strong></td>
<td></td>
</tr>
<tr>
<td>Up to 18 Months</td>
<td>Term Length 30 Years</td>
</tr>
<tr>
<td><strong>Recourse</strong></td>
<td>Recourse Full Recourse OR Non Recourse with Pledge of Equity</td>
</tr>
</tbody>
</table>