

Capital Bridge Partners, Inc.

RATE SHEET & LENDING GUIDELINES

BRIDGE LOANS / PRIVATE-MONEY LOANS

TERMS

	Tier A	Tier B	Tier C
Rate:	7.99%	8.99%	9.99%
Loan to Value (LTV)			
Purchase:	55%	65%	70%
Refinance:	50%	60%	65%
Term:	6 mos	6 mos	6 mos
Location: (Population)	Metro areas, > 250k	> 100k	> 50k

Scenarios that do not fit into the above (e.g. land, construction or higher LTVs) are quoted case-by-case.

FEES

Loan Amount:	
\$2.50MM—\$5.00MM	1.5 pts
\$400,000 - \$2.49MM	2.0 pts
<\$400,000	2.5 pts
Fees (underwriting, documents, etc.):	\$1,950
Total Minimum Fees (for small loans):	\$4,000
Prepayment Penalty:	3 months

CONSTRUCTION LOANS

TERMS

Loans quoted on a case-by-case basis; however, typically a +1.0% premium.

FEES

Loans quoted on a case-by-case basis; typically par pricing.

Funds Controlled Amount:	1% of funds controlled amount (subject to \$1,500 minimum)
Prepayment Penalty:	None

STAND-ALONE 2NDS

TERMS

	Tier A	Tier B	Tier C
Rate:	11.99%	12.99%	13.99%
Loan to Value (LTV)			
Purchase:	55%	65%	70%
Refinance:	50%	60%	65%
Term:	1 year	1 year	1 year
Location: (Population)	Metro areas, > 250k	> 100k	> 50k

Scenarios that do not fit into the above (e.g. land, construction or higher LTVs) are quoted case-by-case.

FEES

Loan Amount:	
\$1.0MM ~ \$3.0MM	2.5 pts
\$400,000 - \$999,999	3.5 pts
<\$400,000	4.0 pts
Fees (underwriting, documents, etc.):	\$1,950
Total Minimum Fees (for small loans):	\$4,000
Prepayment Penalty:	6 months

General rates, terms and conditions are included and may be changed without notice. This is not a formal offer or commitment. Approved terms may vary. Each transaction is considered on a case-by-case basis. All transactions are subject to submission of a formal application, underwriting and approval. This information is considered confidential and is not intended for distribution to the general public. © 2020 Capital Bridge Partners, Inc. All Rights Reserved.