

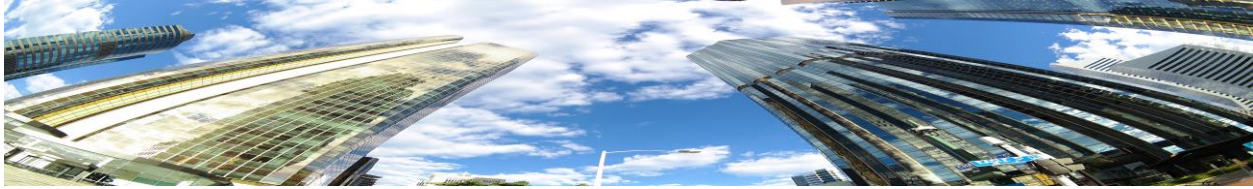
# **PRIME AMERICAN CREDIT, Inc.**

**"WHOLESALE" COMMERCIAL MORTGAGE LENDER & BANKER**

**"WALL STREET" CMBS COMMERCIAL MORTGAGE FINANCING.**

**718-380-7373**

**quote@primeloan.us 7/17/19**



## **WHOLESALE "COMMERCIAL MORTGAGE FINANCING GUIDE"** (See Footnote & Pgs 1-10)

- **Fannie Long Term Multifamily & Mixed-Use LOW RATE End Loans: 5, 7, 10, 12, 15, 18, 25, & 30 Year Fully Amortized Loans; Balloons, Hybrids; Max: \$6,000,000; NON-RECOURSE;"INTEREST ONLY" OPTIONS**  
**FLOW Delivery & Pricing Invitations to Banks & Mortgage Bankers.**
- **Freddie Low Rate Multifamily/ Mixed-Use End Loans: 5,7,10 YR Balloons, & Hybrid; "INTEREST ONLY"& "NON-RECOURSE" Options; Max: \$7,500,000.**
- **Freddie "Affordable Multifamily Loans" Max: \$10,000,000. Subect Property**  
**FLOW Delivery & Pricing Invitations to Banks & Mortgage Bankers.**
- **CMBS (5 & 10 YEARS) Securitizable Loans; Purchase/REFI (Cash-Out ok) ; Most**  
**Classes: \$2,000,000. - \$20,000,000. (Exceptions to \$30,000,000). SEE INSIDE**  
**INFORMATION. FLOW Delivery & Pricing Invitations to Banks & Mortgage Bankers.**
- **STATED INCOME LENDING: MOST COMMERCIAL CLASSES, MULTIFAMILY, MIXED-**  
**USE, 1-4 RENTAL UNITS HOUSES/CONDOS. 650 – 799; 30 YR FIXED & HYBRID**  
**LOANS; \$100,000- \$5,000,000.**
- **FIX & FLIP LENDER: 12 – 36 Months; Purchase & Rehab Loans; NO INTEREST ON**  
**UNUSED UNADVANCED LOAN MONEY. SCORES: 600-799; 1-4 Unit Rentals.**
- **"NO VERIFICATION" of "INCOME or EMPLOYMENT" REQUIRED; 1-4 UNITS**  
**RENTALS; Purchase/ Refi (Cash-Out OK); Max 80% LTV; 650- 799; 20, 25,30 YRS**
- **"MULTIFAMILY BRIDGE" LOANS: MAXIMUM 85% LOAN-TO-COST: 12- 36 Months**  
**(With /Without "REHAB" Money); NO DSCR REQUIRMENT ; 650- 799 Score;**  
**NO INTEREST ON UNUSED UNADVANCED LOAN MONEY; \$500,000 - \$25,000,000.**
- **REHAB & "GROUND-UP" CONSTRUCTION: Max 85% LOAN-TO-COST; 1-4 UNIT**  
**RENTALS, MULTIFAMILY, MIXED-USE; CONDOMINIUM "GROUND-UP" LOANS!**
- **DETAILED MATRIX OF LOAN PRODUCTS, LOAN TERMS, SAMPLE RATES INSIDE!**

**Mortgage Brokers & Originators:**

**Priscilla Li, Processing Manager**

**CONTACT Information: (718) 380-7373**

**Banks & Mortgage Bankers:**

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This "Wholesale Investor Mortgage Financing Guide" Is Only An "Invitation To Negotiate Or Make An Offer; It is Not An Offer, In Any Context. All Agreements, or Contracts, must be in writing and mutually executed by authorized executives or principals, of the parties, as a bilateral agreement. The Laws of the State of New York are solely applicable to this document's subject matter content, and to any agreements to originate, buy, or sell i mortgages that meet the criteria established by Prime American Credit, Inc Copyright©2019 Prime American Credit Inc..

**INVESTOR LONG TERM “END LOANS”, “TAKE-OUT” LOANS:**

**1-4 Rental Houses; Multifamily 5-80 Units, Mixed-Use Commercial/Residential Property, “CMBS” Most Commercial Classes: Pgs 1-7**

Loan Plans:	Multifamily & Mixed-Use Fannie Rental Underwriting Guidelines Plan # 1001	Multifamily & Mixed-Use Freddie Rental Underwriting Guidelines Plan # 1002	NO VERIFICATION: Income & Employment Plan # 1003A, 1003B, 1003C	NO VERIFICATION: Income & Employment Plan # 1004	Multifamily CMBS Fixed Plan # 1005	Mixed-Use CMBS Fixed Plan # 1006
<b>Terms</b>	INTEREST ONLY Option Multifamily Fixed 30Yr Payment /30 Term Available 5,7,10,12,15,18Yr Term Balloon/30 Hybrid Available Mixed-Use too!	INTEREST ONLY Option Multifamily: 5, 7, 10 Yrs Fixed/ 30 Yr Payment; Hybrids 5/15, 7/13, 10/10 Express AFFORDABLE Multifamily Program Options	30 Yr. Fixed Rate / 30 5/1, 7/1, 10/1 Fixed / Arm Hybrid 30 Yr Term/ Payment Investor Rental Loans	30 Yr. Fixed Rate / 30 5/1, 7/1, 10/1 Fixed / Arm Hybrid 30 Yr Term/ Payment Investor Rental Loans	INTEREST ONLY <u>CONSIDERED</u> Option 5& 10 Year Fixed Balloon / 30 Year Amortization Payment NO RECOURSE Option Assumable	INTEREST ONLY CONSIDERED 5 & 10 Year Fixed Balloon / 30 Year Amortization Payment NO RECOURSE Option Assumable
<b>Credit</b>	Good +	Good +	FICO: 680-799 Score	FICO: 640-699 Score	Good	Good
<b>LTC / LTV</b>	75% - 80% Max or less LTV	80% Max or less LTV	80% Max LTC <= 55% Max LTV	75% Max LTC <= 55% Max LTV	80% Max LTV	75% Max LTV
<b>Eligible Properties</b>	Multifamily 5+ Units & Mixed-Use DSCR Call	Multifamily 5+ Unit s& Mixed-Use DSCR Call	1-4 Unit Investor Rental Houses Eligible Condos	1-4 Unit Investor Rental Houses Eligible Condos	Multifamily 5+ Units	Mixed-Use Property with Commercial & Residential Occupancy
<b>Loan Amount</b>	\$1,000,000 - \$6,000,000** Exceptions to \$800,000+ Non-Recourse Assumable	\$1,000,000 - \$7,500,000** Exceptions to \$750,000+ Non-Recourse Assumable	\$100,000 - \$2,000,000+ Call for; Exceptions Customized	\$100,000 - \$2,000,000+ Call for; Exceptions Customized	\$2,000,000 - \$20,000,000+ Exceptions to \$30,000,000	\$2,000,000 - \$20,000,000+ Exceptions to \$30,000,000
<b>Fees</b>	Appraisal, Doc Prep, Processing, Underwriting, Legal review. Additional environmental expenses may occur. CMBS GENERALLY: VERY LOW RATES; ASK ABOUT “INTEREST ONLY” PAYMENTS!					
<b>Rates/Points</b>	Interest Rates and Origination Fees determined by borrower experience, credit worthiness, project type and size.					
<b>Eligible Borrowers</b>	Borrower’s entity must be a Limited Liability Company, Limited Partnership, General Partnership, or Corporation. Eligible Guarantors: US Citizens, Permanent Residents Aliens, Non-Permanent Aliens, or Foreign Investors		Borrower’s entity must be a Limited Liability Company or Corporation. Eligible Guarantors: US Citizens, Permanent or Residents Aliens		Borrower’s entity must be a Limited Liability Company, Limited Partnership, General Partnership, or Corporation. Eligible Guarantors: US Citizens, Permanent Residents Aliens, Non-Permanent Aliens, or Foreign Investors	
<b>Qualifying Conditions</b>	Non-Owner Occupied Only Close in Name of Business Entity (LLC, etc.), with Personal Guarantor No Foreclosures or Short Sales Within the Last 3 Years					
<b>Notes</b>	* <u>Loan Amount</u> *Exception Available for Plan # 1004: Fixed Rate 30/30: Reduced DSCR Available > 0.85 & 1.00: * <u>Customized</u> Blanket Multiple Property Loans; Add 0.5 to Rate & Reduce LTV: -5% *NO PROPERTIES MAXIMUM PACKAGE LIMIT **Ask About <u>Interest Only</u> Monthly Payments Package Option. Note: Ask Us About 2 Year Interest Only CMBS Loans! First Come, First Served!					

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**ADDITIONAL CMBS COMMERCIAL CLASS FINANCING**

<b>Loan Plans:</b>	<b>Hotel CMBS Fixed (Flagged) Plan # 1007</b>	<b>Office Building CMBS Fixed Plan # 1008</b>	<b>Medical and Commercial Building CMBS Fixed Plan # 1009</b>	<b>Shopping Center &amp; Retail Strip CMBS Fixed Plan # 1010</b>	<b>Warehouse CMBS Fixed Plan # 1011</b>	<b>Light Industrial CMBS Fixed Plan # 1012</b>
<b>Terms</b>	5 & 10 Year CMBS Fixed Rate Balloon 30 Yr. Payment Amortization	5 & 10 Year CMBS Fixed Rate Balloon 30 Yr. Payment Amortization	5 & 10 Year CMBS Fixed Rate Balloon 30 Yr. Payment Amortization	5 & 10 Year CMBS Fixed Rate Balloon 30 Yr. Payment Amortization	5 & 10 Year CMBS Fixed Rate Balloon 30 Yr. Payment Amortization	5 & 10 Year CMBS Fixed Rate Balloon 30 Yr. Payment Amortization
<b>Credit</b>	Good	Good	Good	Good	Good	Good
<b>Maximum LTV</b>	<= 70% Max LTV	<= 75% Max LTV	<= 75% Max LTV	<= 75% Max LTV	<= 75% Max LTV	<= 75% Max LTV
<b>Eligible Properties</b>	Hotel (Flagged, Good Quality, Not Super Luxury)	Office Building 1 or Multi-tenants	Medical & Commercial Offices 1 or Multi-tenants	Shopping Center or Retail Strip or Stores Quality – 1 store considered	Warehouse 1 or Multi-tenants	Light Industrial 1 or Multi-tenants
<b>Loan Amount</b>	\$2,000,000-\$20,000,000 Exceptions to: \$30,000,000	\$2,000,000-\$20,000,000 Exceptions to: \$30,000,000	\$2,000,000-\$20,000,000 Exceptions to: \$30,000,000	\$2,000,000-\$20,000,000 Exceptions to: \$30,000,000	\$2,000,000-\$20,000,000 Exceptions to: \$30,000,000	\$2,000,000-\$20,000,000 Exceptions to: \$30,000,000
<b>Fees</b>	Appraisal, Doc Prep, Processing, Underwriting, Construction Draw, Legal review. Additional environmental expenses may occur. CMBS GENERALLY: VERY LOW RATES; ASK ABOUT “INTEREST ONLY” PAYMENTS!					
<b>Rates/Points</b>	Interest Rates and Origination Fees determined by borrower experience, credit worthiness, project type and size.					
<b>Eligible Borrowers</b>	Borrower’s entity must be a Limited Liability Company, Limited Partnership, General Partnership, or Corporation. Eligible Guarantors: US Citizens, Permanent Residents Aliens, Non-Permanent Aliens, or Foreign Investors Note: Ask Us About 2 Year Interest Only CMBS Loans! First Come, First Served!					
<b>Qualifying Conditions</b>	Non-Owner Occupied (Exception: Owner Occupied) Close in Name of Business Entity (LLC, Corp etc.) No Foreclosures or Short Sales Within the Last 3 Years					

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**ADDITIONAL CMBS COMMERCIAL CLASS FINANCING**

<b>Loan Plans:</b>	<b>“Flex CMBS” Building Fixed Plan # 1013</b>	<b>Research &amp; Development Property CMBS Fixed Plan # 1014</b>	<b>Student Housing CMBS Fixed Plan # 1015</b>	<b>Self-Storage Property CMBS Fixed Plan # 1016</b>	<b>Mobile Home Park Community CMBS Fixed Plan # 1017</b>	<b>Express Affordable Housing Plan # 1018</b>
<b>Terms</b>	5, 7 & 10 Year CMBS Balloon; 30 Yr. Amortization Payment	5, 7, 10 Yeara CMBS Balloon; 30 Yr. Amortization Payment	5, 7, 10 Years CMBS Balloon; 30 Yr. Amortization Payment	5, 7, 10 Years CMBS Balloon; 30 Yr. Amortization Payment	5, 7, 10 Years CMBS Balloon; 30 Yr. Amortization Payment	Terms: 5-15 Yrs Interest Only Available Payment
<b>Credit</b>	Good	Good	Good	Good	Good	650-799 Exceptions considered
<b>Maximum LTV</b>	75% Max LTV	75% Max LTV	75% Max LTV	75% Max LTV	75% Max LTV	80% Max LTV Non-Recourse DSCR: 1.20
<b>Eligible Properties</b>	“Flex” Building 1 or Multi-tenants	Research & Development Property 1 or Multi-tenants	Student Housing	Self- Storage Property	Mobile Home Community	Multifamily 5+ Units <= \$10,000,000 Loan
<b>Loan Amount</b>	\$2,000,000- \$20,000,000 Exceptions to: \$30,000,000	\$2,000,000- \$20,000,000 Exceptions to: \$30,000,000	\$2,000,000- \$20,000,000 Exceptions to: \$30,000,000	\$2,000,000-\$20,000,000 Exceptions to: \$30,000,000	\$2,000,000- \$20,000,000 Exceptions to: \$30,000,000	\$1,000,000- \$10,000,000 Purchase or Refinance
<b>Fees</b>	Appraisal, Doc Prep, Processing, Underwriting, Construction Draw, Legal review. Additional environmental expenses may occur. CMBS GENERALLY: VERY LOW RATES; ASK ABOUT “INTEREST ONLY” PAYMENTS!					Call!
<b>Rates/Points</b>	Interest Rates and origination fees determined by borrower experience, credit worthiness, project type and size. Note: Ask Us About 2 Year Interest Only CMBS Loans! First Come, First Served!					Affordable Housing: <b>Ask about full term interest only.</b>
<b>Eligible Borrowers</b>	Borrower’s entity must be a Limited Liability Company, Limited Partnership, General Partnership, or Corporation. Eligible Guarantors: US Citizens, Permanent Residents Aliens, Non-Permanent Aliens, or Foreign Investors					Eligible Loans: Uncapped Multifamily Properties with Affordable characteristics: Call!
<b>Qualifying Conditions</b>	Non-Owner Occupied; Exception CMBS Loans May also be considered for an owner user. Close in Name of Business Entity (LLC, Corp etc.) No Foreclosures or Short Sales Within the Last 3 Years					Call!

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**REAL ESTATE INVESTOR LOANS: FIX & FLIP, LONG TERM RENTALS, BRIDGE LOANS: MULTIFAMILY+ REHAB/ MIXED USE; GROUND-UP CONSTRUCTION**

Loan Plans:	<u>Fix andU Flip Loans</u> Plan # 1019	<u>Rental Loans</u> <u>Long Term Fixed</u> Plan # 1020	<u>Rental Loans</u> <u>Long Term Hybrid</u> Plan # 1021	<u>Multifamily</u> <u>BRIDGE includes</u> <u>Rehab money</u> Plan # 1022	<u>Multifamily</u> <u>BRIDGE Loans</u> (with <b>NO</b> Rehab) Plan # 1023	<u>Mixed Use Bridge</u> Loans with/without “Rehab”, Plan # 1024	<u>NEW</u> <u>CONSTRUCTION</u> Loans Plan # 1025
<b>Terms</b>	<b>12-Month Interest Only</b> <b>No Prepayment Penalty</b> <b>No Interest on Unused</b> <b>Unadvanced Rehab Funds</b>	Loans 30-Year Amortization <b>30-Year Fixed Rate</b> Purchase & <u>CASH-OUT/</u> (or Rate Reduced) Refinances DSCR >= 0.85	<b>30-Year HYBRID</b> FIXED ARM: <u>5/1, 7/1, 10/1</u> Purchase & <u>CASH-OUT/</u> (or Rate Reduced) Refinance DSCR >= 0.85	<b>UP TO 36 MONTHS</b> INTEREST ONLY. <b>NO INTEREST ON UNUSED UNADVANCED CONSTRUCTION FUNDS</b>	<b>UP TO 36 MONTHS</b> INTEREST ONLY	<b>UP TO 36 MONTHS</b> INTEREST ONLY. <b>NO INTEREST ON UNUSED UNADVANCED CONSTRUCTION FUNDS</b>	<b>Up to 24 Months Interest Only</b> <b>No Interest on Unused Unadvanced Construction Funds.</b> <b>(Exception Basis)</b>
<b>Credit</b>	Minimum FICO – <u>600-799</u>	Minimum FICO – <u>640-799</u>	Minimum FICO – <u>640-799</u>	Minimum FICO – 650-799	Minimum FICO – <u>650-799</u>	Minimum FICO – <u>650-799</u>	Minimum FICO – TBD
<b>LTC / LTV</b>	Up to 90% of Purchase & Repair Costs (LTC) Up to 75% of the After Repair Value (ARV)	<b>Up to 80% LTV Rate</b> and LTV Will Be Based on Credit Score	Up to 80% LTV Rate and LTV Will Be Based on Credit Score	<b>UP TO 85 % LTC.</b> If $\geq 10$ units, caps is <u>80% purchase + 100% of rehab LTC</u> Up to 70% ARV Stabilized <u>(NO DSCR MINIMUM)</u>	<b>UP TO 85 % LTC.</b> If $\geq 10$ units, caps is <u>80% purchase. LTC.</u> Up to 70% ARV Stabilized <u>(NO DSCR MINIMUM)</u>	<b>UP TO 80 % LTC.</b> If $\geq 10$ units, caps is <u>80% purchase + 80% of rehab LTC</u> Up to 70% ARV Stabilized <u>(NO DSCR MINIMUM)</u>	<b>Up to 85% LTC</b> Up to 70% of After Built Value
<b>Eligible Properties</b>	1-4 Family Eligible Condos Townhomes	1-4 Family Eligible Condos Townhomes	1-4 Family Eligible Condos Townhomes	<u>Multifamily 5+ Units or more</u>	<u>Multifamily 5+ Units or more</u>	<b>Mixed-Use Property</b> Stores/Offices and Apartments	<b>Single-Family Townhomes CONDOS (case by case) MULTIFAMILY (case by case)</b>
<b>Loan Amount</b>	\$75,000 -\$4,000,000 Exceptions Considered	\$100,000-\$2,000,000+	\$100,000-\$2,000,000+	\$500,000 - <b>\$25,000,000</b>	\$500,000 - \$25,000,000	\$500,000 - \$10,000,000+	\$500,000- <b>\$10,000,000+</b>
<b>Fees</b>	Appraisal, Doc Prep, Processing, Underwriting, Construction Draw, Legal review. Fees For: Multifamily, Mixed-Use, “BRIDGE”, and Non-Construction Loans may vary by project.						
<b>Rates/Points</b>	Interest Rates, Origination Fees & Points determined by borrower experience, credit worthiness, project type and size.						
<b>Eligible Borrowers</b>	Borrower’s entity must be a Limited Liability Company, Limited Partnership, General Partnership, or Corporation. Eligible Guarantors: US Citizens, Permanent Residents Aliens						
<b>Eligible Borrowers</b>	Non-Owner Occupied Only. “Mixed-Use” Class Residential Square Footage must meet underwriting guidelines set forth by underwriter. Close in Name of Business Entity (LLC, etc.) No Foreclosures or Short Sales Within the Last 3 Years Note: Ask Us About 2 Year Interest Only CMBS Loans! First Come, First Served!						

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***BRIDGE LOAN INVESTOR FINANCING: WITH & WITHOUT REHAB***

<b>Loan Plans:</b>	<b>Foreign National Loan Plan # 1026</b>	<b>Quick Bridge Loan Solution Plan # 1027</b>	<b>High LTC/LTV Bridge Loan; 1-4 Apt Units Plan # 1028</b>	<b>Mixed-Use &amp; Multifamily Plan # 1029</b>	<b>Multifamily Bridge Loans Option: Rehab Plan # 1030</b>	<b>Multifamily Bridge Loans (with no Rehab) Plan # 1031</b>
<b>Terms</b>	FOREIGN NATIONAL NON-RESIDENT OK	12 months, Interest Only.	12 months, Interest Only.	12 months, Interest Only.	<b>15 MONTH BRIDGELOANS</b> + two 3 month extensions optionsincluded	UP TO 36 MONTHS INTEREST ONLY
<b>Credit</b>	<b>NO US CREDIT OPTION!</b>	<u>NO FICO MINIMUM</u> <b>Scores Required Yields</b> <b>07/10/2019</b> FICO => 700 8.75% FICO 650-699 9.00% FICO < 650 10.00%	Minimum FICO Score <u>600</u> LTV/LTC will adjust based upon scale	Minimum FICO Score <u>600</u> LTV/LTC will adjust based upon scale	Minimum FICO <u>650</u> Score <u>DSCR 0.85+</u>	Minimum FICO – <u>650</u>
<b>LTC / LTV</b>	<b>75% Maximum LTV</b>	LTV (Tier 1 & 2) 75% LTV Tier 3: 75% LTV Refi 70% LTV Foreign Investors 65% LTV	Up to 90% of Purchase Cost (LTC) & Repair cost. LTV (ARM) cap 75%	Up to <u>85% of 70%</u> LTV(ARM) NO DSCR Minimum	<u>80%/80%</u> Renovation: Renovation Costs funded from escrow account <u>Non- Recourse</u>	UP TO 85 % LTC. If =>10 units, caps is 80% purchase + 100%of rehab LTC Up to 70% ARV Stabilized <u>(NO DSCR MINIMUM)</u>
<b>Eligible Properties</b>	Call	<u>1-4 Unit House</u> Condos Townhouses	<u>1-4 Unit House.</u> Condos Townhouses	<u>Multifamily</u> <u>5-10 units</u>	Multifamily <u>5+ Units</u> <u>Purchase/ Refi</u>	<u>Multifamily 5+ Units or more</u>
<b>Loan Amount</b>	<b>Call</b>	\$100,000 - \$2,000,000	\$100,000 - \$3,500,000 & <u>Purchase transaction</u> <u>only. Rehab Funding</u> <u>available</u>	\$100,000 - \$3,500,000 & Purchase transaction only <u>Rehab Funding available</u>	<u>\$2,500,000. - \$7,500,000</u>	\$1,000,000 - <u>\$25,000,000</u> Exceptions to \$500,000.
<b>Fees</b>	NO FUNDS SEASONING REQUIRED  US CREDIT THROUGH A TIN OK.	Origination Fee Est: 3.5% Appraisal, Doc Prep TBD. Processing \$850, Underwriting \$999 Construction Draw, Legal TBD At closing, additional expenses will be incurred: Possible State Rate Change of 1.50%: Call..	Appraisal, Doc Prep, Processing, Underwriting, Construction Draw, Legal review.	Appraisal, Doc Prep, Processing, Underwriting, Construction Draw, Legal review.	Origination Fees 2% No Exit Fee if refinanced with Servicer <u>Interest Rate only payments:</u> <u>Floating 1 month Libor + 400 bps</u>	Appraisal, Doc Prep, Processing, Underwriting, Construction Draw, Legal review.
<b>Rates/ Points</b>	Interest Rates and origination fees determined by borrower experience, credit worthiness, project type and size.					
<b>Eligible Borrowers</b>	Corp and LLC.		Foreign Investors		Borrower's entity must be a Limited Liability Company, Limited Partnership, General Partnership, or Corporation. Eligible Guarantors: US Citizens, Permanent Residents Aliens, Non- Permanent Aliens, or Foreign Investors	
<b>Qualifying Conditions</b>	Investor Broker Fees: Maximum is 2% of the loan amount, including all broker fees.				0.85 DSCR Minimum DSCR (Loan Purpose is to Purchase or Refinance) Non-Recourse OK Liquidity & net worth requirement- Call Us! No Foreign Borrowers Loan is for properties intended to be refinanced with permanent Freddie or Fannie Multifamily Financing	Non-Owner Occupied Only Close in Name of Business Entity (LLC, etc.) No Foreclosures or Short Sales Within the Last 3 Years

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**“ELASTIC” OR “EASIER” LONG TERM “CREDIT ISSUE” LOANS: 30 Year Fixed Rate; Fully Amortized. Definition at Bottom.**

Loan Plans:	<a href="#">Elastic Multifamily &amp; Mixed – Use Plan # 1032</a>	<a href="#">Elastic COMMERCIAL Retail, Office &amp; Strip Mall Plan # 1033</a>	<a href="#">Elastic COMMERCIAL Warehouse, Self-Storage Automotive Plan # 1034</a>	<a href="#">Easier 50 LTV Commercial Retail Office Mall Plan # 1035</a>	<a href="#">Easier 50 Commercial Warehouse Automotive Plan # 1036</a>	<a href="#">Elastic Investor 1-4 Rental Unit House or Condo Plan # 1037</a>
<b>Terms</b>	<u>30 Yr Fixed Rate/30</u>	<u>30 Yr Fixed Rate/30</u>	<u>30 Yr Fixed Rate/30</u>	<u>30 Yr Fixed Rate/30</u>	<u>30 Yr Fixed Rate/30</u>	<u>30 Yr Fixed Rate/30</u>
<b>Credit Score</b>	ABC: <u>650-799 FICO</u>	ABC: <u>650-799 FICO</u>	ABC: <u>650-799 FICO</u>	ABC: <u>620</u> Minimum FICO	ABC: <u>620</u> Minimum FICO	ABC: <u>650-799 FICO</u>
<b>LTC / LTV</b>	<b>Max 75% LTV</b> 80% CLTV	Max <u>70%</u> LTV 80% CLTV	Max <u>70%</u> LTV 80% CLTV	<u>Max 50% LTV</u>	<u>Max 50% LTV</u>	<b>Max 75% LTV</b> 80% CLTV
<b>Eligible Properties</b>	Multifamily 5+Apts Mixed-Use	Retail, Office, Strip Mall Retail Store	Warehouse Self-Storage Automotive	Retail, Strip Mall, Office,	Warehouse Self-Storage Automotive	<u>Investor 1-4 Unit Rental</u> House or Condo
<b>Loan Amount</b>	\$100,000- <u>\$5,000,000</u>	\$100,000- \$5,000,000	\$100,000- \$5,000,000	\$100,000- \$5,000,000	\$100,000- \$5,000,000	\$100,000- \$5,000,000
<b>Fees</b>	Appraisal, Doc Prep, Processing, Underwriting, Legal review. Additional environmental expenses may occur.					
<b>Easier 50:</b>	<ol style="list-style-type: none"> <li>1. <u>Bankruptcy/NOD</u> – Discharge of 1 day considered;</li> <li>2. <u>Mortgage Lates</u> – Generally OK;</li> <li>3. <u>Title Seasoning</u> – 1 day</li> </ol>					
<b>Rates/Points</b>	Interest Rates and Origination Fees determined by borrower experience, credit worthiness, project type and size.					
<b>Eligible Borrowers</b>	Borrower’s entity must be a Limited Liability Company (LLC), or Corporation. Eligible Guarantors: US Citizens or Foreign Investors					
<b>Qualifying Conditions</b>	Non-Owner Occupied; Exception needed for owner-user Close in Name of Business Entity (LLC, etc.) No Foreclosures or Short Sales Within the Last 3 Years Loans < \$250k – Add 0.50 bps to rate					
<b>Notes</b>	<b>“Elastic” &amp; “Easier” Loans Do Not Require Proof Of Earned Income (Verification)</b> Foreign Investors – Flex Max LTV = 65%., Easier Max LTV = 50% Asset source of Funds for money in transaction – REQUIRED. Prepay Penalty: 5% for 5 Yrs; <u>First Time Investor</u> – Reduce LTV 5%. NJ + NM: Add 1.5% for rate, & “no prepay” penalty. “Elastic” and “Easier” Loans:: “First Time” Buyers Are Not Eligible For Investment 1 Unit Properties					

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**“ELASTIC” AND “EASIER” LONG TERM ‘HYBRID’ MORTGAGE CREDIT ISSUE, LOANS: 3 YEARS FIXED RATE/ 27 YEAR ARM; 3 YEAR PREPAY PENALTY**

Loan Plans:	<b>ELASTIC</b> Multifamily & Mixed – Use Plan # 1038	Elastic COMMERCIAL Retail Office & Strip Mall Plan # 1039	Elastic COMMERCIAL Warehouse Self-Storage Automotive Plan #1040	<b>EASIER 50 LTV</b> Commercial Retail Office Mall Plan # 1041	Easier 50 Commercial Warehouse Automotive Plan # 1042	Elastic Investor 1-4 Rental Unit House or Condo Plan # 1043
<b>Terms</b>	“Hybrid 3/27/30” 3 Yr Fixed, 27 ARM, 30 Yr Amortization	“Hybrid 3/27/30” 3 Yr Fixed, 27 ARM, 30 Yr Amortization	“Hybrid 3/27/30” 3 Yr Fixed, 27 ARM, 30 Yr Amortization	“Hybrid 3/27/30” 3 Yr Fixed, 27 ARM, 30 Yr Amortization	“Hybrid 3/27/30” 3 Yr Fixed, 27 ARM, 30 Yr Amortization	“Hybrid 3/27/30” 3 Yr Fixed, 27 ARM, 30 Yr Amortization
<b>Credit Score</b>	ABC: 650-799 FICO	ABC: 650-799 FICO	ABC: 650-799 FICO	ABC: <b>620</b> Minimum FICO	ABC: <b>620</b> Minimum FICO	ABC: 650-799 FICO
<b>LTC / LTV</b>	Max <u>75% LTV</u> 80% CLTV	Max 70% LTV 80% CLTV	Max 70% LTV 80% CLTV	<u>Max 50% LTV</u>	<u>Max 50% LTV</u>	Max <u>75% LTV</u> 80% CLTV
<b>Eligible Properties</b>	<u>Multifamily 5+Apts</u> <u>Mixed-Use</u>	Retail, Office, Strip Mall Retail Store	Warehouse Self-Storage Automotive	Retail, Strip Mall, Office	Warehouse Self-Storage Automotive	Investor 1-4 Unit Rental House or Condo
<b>Loan Amount</b>	\$100,000- <u>\$5,000,000</u>	\$100,000- \$5,000,000	\$100,000- \$5,000,000	\$100,000- \$5,000,000	\$100,000- \$5,000,000	\$100,000- \$5,000,000
<b>Fees</b>	Appraisal, Doc Prep, Processing, Underwriting, Legal review. Additional environmental expenses may occur.					
<b>Easier 50:</b>	<ol style="list-style-type: none"> <li>1 Bankruptcy/NOD – Discharge of 1 day considered;</li> <li>2 Mortgage Lates – Generally OK;</li> <li>3 Title Seasoning – 1 day</li> </ol>					
<b>Rates/Points</b>	Interest Rates and Origination Fees determined by borrower experience, credit worthiness, project type and size.					
<b>Eligible Borrowers</b>	Borrower’s entity must be a Limited Liability Company (LLC), or Corporation. Eligible Guarantors: US Citizens or Foreign Investors					
<b>Qualifying Conditions</b>	Non-Owner Occupied; Exception needed for owner-user Close in Name of Business Entity (LLC, etc.) No Foreclosures or Short Sales Within the Last 3 Years Loans < \$250k – Add 0.50 bps to rate					
<b>Notes</b>	“Elastic” & “Easier” Loans doe not require proof of earned income (verification) Foreign Investors – Flex Max LTV = 65%, Easier Max LTV = 50% Asset source of Funds for money in transaction – <b>Required.</b> Prepay Penalty: 5% for 5 Yrs; First Time Investor – Reduce LTV 5%. NJ + NM: Add 1.5% for rate, & “no prepay” penalty. “Elastic” and “Easier” Loans: “ First Time” Buyers are not eligible for investment 1 unit properties					

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PRIME AMERICAN CREDIT Inc. (718)380-7373 quote@primeloan.us

MULTIFAMILY & COMMERCIAL MORTGAGE LENDER & BANKER

Loan Terms & Rate Indications, Contact Priscilla LI, at the above phone number & email address.

**"INVESTMENT" MORTGAGE LOANS: Commercial & Rental Income Properties; Recent Pricing: 7/10/19**

Brokers & Originators are invited to discuss Yield Spread Premium With Management. Please email and we shall respond with a phone call.

PLAN IDS:	TITLE/ DESCRIPTION	RECENT RATES at PAR or CLOSE	RECENT ORIGIN FEE	Broker's POINTS
1001	Multifamily 5+ Units; Mixed-Use, Fannie <u>30 Yr Fixed/30, 5.7 10, 12 15,20 Yr Terms;</u> , <b>Interest Only Option</b> ; No Recourse, \$900K- \$6,000,000.	4.70%-5.25%	0 - 1.5	Broker's
1002	Multifamily 5+ Units,Mixed-Use, Freddie 5, 7, 10 YR Fixed Balloon, or 5,7,10/ 20 YR Hybrid; <b>80% LTV; Interest Only</b> No Recourse \$800K-7.5M	4.70%- 5.00%	0 -1.5	Broker's
1003A	<b>No Verification: Income &amp; Employment:1-4 Rental Units;</b> 5/1/30 Fixed/n Hybrid < 55%- 80% Max LTV <u>Scores: 680- 799.</u> Submit to quote.	6.05% +	0- 1.5	Broker's
1003B	<b>No Verification:</b> Income & Employment:1-4 Rental Units; 10/1/30 Fixed n Hybrid - <55%- 80% Max LTV; <u>Scores: 680- 799.</u> Submit to quote.	6.30% +	0- 1.5	Broker's
1003C	<b>No Verification::</b> Income & Employment:1-4 Rental Units; Fixed <b>30/30</b> - <55% - 80% Max LTV; Scores: 680- 799. Submit to quote.	6..35% +	0- 1.5	Broker's
1004A	<u>No Verification: Income &amp; Employment:1-4 Unit Fixed 30/30 - &lt;55%- 80% Max LTV</u> <b>Scores: 640- 679.</b> Submit to quote.	7.15% +	0- 1.5	Broker's
1005	Multifamily CMBS Fixed - No Recourse, 10 Year Fixed Rate; Interest Only Payments, Assumable, \$2m - \$25,000,000 +	4.80%- 5.29%	0-1.5	Broker's
1006	<u>Mixed-Use</u> CMBS Fixed - No Recourse, , 10 Year Fixed Rate; Interest Only Payments, Assumable; \$2m- \$25,000,000 +	4.80%- 5.29%	0-1.5	Broker's
1007	<u>Hotel</u> CMBSs Fixed (Flagged) - No Recourse, 10 Year Fixed Rate; Interest Only Payments, Assumable; \$2m- \$25,000,000 +	4.80%- 5.29%	0-1.5	Broker's
1008	Office Building CMBS Fixed - No Recourse, 10 Year Fixed Rate; INTEREST ONLY Or 30 Yr PAYMENTS. Assumable; \$2M- 25,000,000+	4.80%- 5.29%	0-1.5	Broker's
1009	Medical & Commercial Building Cmbs Fixed - No Recourse, 10 Year Fixed Rate; Interest Only Payments;\$2m - \$25,000,000+	4.80%- 5.29%	0-1.5	Broker's
1010	Shopping Center/ Retail Strip Cmbs Fixed - No Recourse, 10 Year Fixed Rate; Interest Only Payments; \$2m - \$25,000,000+	4.80%- 5.29%	0-1.5	Broker's
1011	Warehouse Cmbs Fixed - No Recourse, 10 Year Fixed Rate; Interest Only Payments, Assumable; \$2m - 25,000,000+	4.80%- 5.29%	0-1.5	Broker's
1012	Light Industrial Cmbs Fixed - No Recourse, 10 Year Fixed Rate; Interest Only Payments, Assumable; \$2,000,000 - \$25,000,000+	4.80%- 5.29%	0-1	Broker's
1013	Flex Building Cmbs Fixed - No Recourse, 10 Year Fixed Rate; Interest Only Payments; Assumable; \$2,000,000 - \$25,000,000+	4.80%- 5.29%	0-1	Broker's
1014	Research/ Development Property Cmbs - No Recourse, 10 Year Fixed Interest Only Payments; Assumable: \$2,000,000- \$25,000,000+	4.80%- 5.29%	0-1	Broker's
1015	Student Housing Cmbs Fixed - No Recourse, 10 Year Fixed, Interest Only Payments; Assumable: \$2,000,000- \$25,000,000+	4.80%- 5.29%	0-1	Broker's
1016	Self-Storage Property Cmbs Fixed - No Recourse, 10 Year Fixed; Interest Only Payments; Assumable; \$2m- \$25,000,000+	4.80%- 5.29%	0-1	Broker's
1017	Mobile Home Park Community Cmbs Fixed -No Recourse, 10 Year Fixed Interest Only Payment; Assumable, \$2m - \$25,000,000.+	4.80%-5.29%	0-1	Broker's
1018	Express Affordable Housing Multifamily (5+)	4.75% 5.00%	0 - 2.0	Brokers

1019	<u>Fix And Flip Loans</u> ; 1-4 Rental Units, Multifamily 5--10 Units; "Interest Based Upon"Amount Disbursed"; 12 Months;	7.50% +	1- 2.50	Broker's
1020A	Rental 1-4 Units: Hybrid Arm 5 Yrs Fixed/ 1/30; Buy 80% LTV; Refi (Cash Out OK); \$100,000 - \$2,000,000.+ (2-4 Units +.25% Rate)	6.15%+	0- 2	Broker's
1020B	Rental 1-4 Units: "10 Arm" 10/1 /30; Buy 80% LTV; Refi (Cash Out) ;\$100,000 - \$2,000,000. + (2-4 Units +.25% Rate)	6.40%+	0- 2	Broker's
1020C	<b>Rental 1-4 Units: Fixed/30 Year</b> ; Buy 80% LTV 75% LTV (Cash Out) ; \$100,000 - \$2,000,000 + (2-4 Units +.25% Rate)	6.45%	0- 2	Broker's
1020D	Rental1-4 Units With weak DSCR : >.85% & < 1.00% :: REQUEST ADJUSTED PRICING	CALL	0- .2	
1021	Rental 1-4 Units: Fixed 30/30; Refi (Cash Out) <b>Score 640+</b> ; \$100,000- \$2,000,000 Max.	CALL	0- .2	Broker's
1022	<b>Multifamily 5+Units, 36 Month Bridge + Rehab Loan 85% LTC; \$500k - \$25,000,000 Max</b>	CALL	1.0-- 2.5	CALL
1023	<b>Multifamily Bridge Loans (With No Rehab) 36 Months \$500,000 -\$25,000,000. Max</b>	CALL	1.0--2..50	CALL
1024	<b>Mixed-Use Bridge Loans With/Without “ Rehab” \$500,000 - \$10,000,000+</b>	CALL	1.0-- 2.50	CALL
1025	<b><u>New Construction Loans: 1-4 Rental Units, Multifamily 5+ Units; Condo Development.</u></b>	CALL	1.0- 2.50	CALL
1026	Foreign National Loans Available - CALL TO DISCUSS. EACH SITUATION IS USUALLY DIFFERENT.	CALL	CALL	Broker
1027	<b>Quick Bridge Loan Solutions; NO MINIMUM FICO</b> ;1-4 UNIT HOUSES;12 Months; \$100,000 - \$2,000,000	CALL	3.5%+	Call
1028	<b>High LTC / LTV Bridge Loan;1-4 Apt Units</b> ;12 Months Interest Only; <b>MAX 90%</b> Purchase + Repairs;; <b>600+ Score; \$100K-\$3,500,000.</b>	CALL	CALL	Call
1029	<b>Multifamily/ Mixed-Use; Bridge</b> , 12 Months Interest Only; <b>Multifamily 5 - 10 Apts; \$100,000- \$3,500,000.; 600 Score; NO DSCR MINIMUM</b>	CALL	Est 1-2	Broker
1030	<b>Multifamily BRIDGE (5+Units) Loan, Option:+ Rehab. Max \$7,500,000 Loan:15 Months + Extensions</b> ;Non-Recourse; <b>80%.80%; LowRate GREAT</b>		1.5 --2.5	Broker
1031	<b>Multifamily 36 Months Bridge Loans (With No Rehab); 85% LTC, No Minimum DSCR; From \$1,000,000 - \$25,000,000.</b>	LOW	1 - 2.5	Broker
1032	Elastic Multifamily & Mixed–Use Fixed 30; Max.\$5,000,000; Zero Orign Option; Score Affects Rate; Refi +.50%	7.75%+	0-1%	Broker's
1033	Elastic Commercial-Office-Retail-Mall;:Fixed 30 Yrs; \$250,000 -.\$5,000,000; Zero Orign Option; Score Affects Rate; Refi +.50%	8.25%+	0-1%	Broker's
1034	Elastic Commercial Warehouse-Automotive-Self-Storage;Fixed 30, Max \$5,000,000; Zero Orign Option; Score Affectsrate; Refi +.50%	8.25%+	0-1%	Broker's
1035	<b>Easier Credit 50% LTV Commercial Retail, Office, Strip Mall; 30 Year Fixed Rate; 620 Minimum Score; \$100,000 - \$5,000,000.</b> ; Refi +.50%	7.99%+	0 - 1.5%	Broker's
1036	<b>Easier Credit 50 % LTV Commercial Warehouse, Automotive: 30 Yr Fixed Rate; 620 Minimum Score; \$100,000 - \$5,000,000.</b> Refi +.50%	7.99%+	0 - 1.5%	Broker's
1037	Elastic Investor 1-4 Rental Units House, Condo Fixed 30, Max 1 Unit = \$1.5m; ; 2-4 = \$2.0m; Zero Point Option!, Score Affects Rate; Refi+.50%	7.25% +	0 -1%	Broker's
1038	Elastic Multifamily & Mixed – Use; 30 Yr Fixed, Zero Point, Score Affects Rate; Refi+.50%; Score Affects Rate;Refi +.50%; Rate Add-ons....	7.49%+	0 - 1.5%	Broker's

1039	Elastic Commercial Retail Office Strip Mall \$250,000. - \$5,000,000. Foreign Investors Considered. Rate Score Affects Rate;	7.99%+	0-1.5%	Broker's
1040	Elastic Commercial Warehouse Self-Storage Auto;\$250,000. - \$5,000,000. Foreign Investors Considered. Rate Score Affects Rate;	7.99%+	0-1-5%	Broker's
1041	<b>Easier Credit 50% LTV</b> Commercial Retail, Strip Mall, Office <b>Hybrid 3/27/30 Rates; 620 Minimum; \$100,000 - \$5,000,000</b>	7.99%+	0 - 1.5%	Broker's
1042	<b>Easier Credit 50% LTV</b> Commercial Warehouse, Automotive: <b>Hybrid 3/27/30 Rates, 620 Minimum Score: \$100,000 - \$5,000,000.</b>	7.99%+	0 - 1.5%	Broker's
1043	Elastic Investor 1-4 Rental Units House or Condo; 30 Year Fixed; 75% LTV; No Income Verification; First Time Investor - Ineligible	6.99%+	0- 2%	Broker's
1044	<b>"MULTIFAMILY PORTFOLIOS FINANCED"; Excellent Pricing, 80% LTV; DSCR 1.20 No Application Fees Standard Deals</b>	CALL	0 - 2%	Broker's
<b>1045</b>	<b>Fix &amp; Flip Professional Loan: Max 75% LTV; 650-799 Score; \$100,000. - \$1,000,000; Up To 75% Initial Draw; 12 Months; Foreign Investors</b>	8.75% +	Call	Broker