



QUICK RESIDENTIAL GUIDE SUMMARY

GENERAL APPLICATION REQUIREMENTS

- Borrower must be a validly existing US business entity (LLC, Corporation, Partnership, Trust, etc.). No Individual borrowers; any exceptions must be approved by legal counsel
- Personal Guarantor required (40% or more owners of entity are required to be personal guarantors)
- US Business entity with foreign national ownership is permitted to borrow
- Background checks on personal guarantors may be required.

BASIC LOAN

- 1st lien position lending only.
- Credit used only as a compensating factor.
- Monthly Payments of Interest only required.
- Minimum loan amount = \$15,000
- 3 to 24 month terms.
- No pre-payment penalty.
- Financial condition - Down Payment, Construction/Rehab Costs, Closing Costs, and three months reserves required.
- Cross-collateralization allowed.

PROPERTY REQUIREMENTS

- Non-Owner Occupancy only
- Property types - Single Family Residence, Duplex, Triplex, 4-plex, Condo, Townhouse, and Manufactured Homes
- Clear title required
- 1 year of hazard insurance premium paid at closing (including flood insurance where applicable)
- Cogo Capital will order a third party, independent appraisal, "As-Is" values accepted only. Appraisal cannot be older than 90 days
- Private utilities must be inspected and certified (well, septic, etc.)
- Property must be habitable. If repair work is required, funds totaling between 100% and 150% of expected rehab costs will be held in escrow
- Expected rehab costs required on all repair work needed, unless borrowers are doing the work themselves
- Purchase Loan to Value amount will not exceed the lesser of 65% of the "As-Is" appraised value or 80% of the purchase price. Loan to value (LTV) lowered to 50% if loan amount is less than \$25,000
- Refinance LTV cannot exceed 65%. LTV lowered to 50% if more than 10% of loan amount is received by borrower at closing
- No seasoning requirements on refinances, unless acquired by gift or Quit Claim from third party in the last 12 months. Then, max LTV is 50%
- Lease agreements required on all subject properties that are rented