

LOAN GUIDELINES

Term	24-months with option to renew at 12 months	LTV	Up to 65%
Purpose	Development, lot bank, or vertical construction	LTC	Up to 85%
Property Type	<ul style="list-style-type: none"> Entitled Land Single Family Condo 2-4 Unit Properties Townhouses 	Borrower Experience	Proven track record with a similar scope project
Loan Size	\$5,000,000 to \$50,000,000 Maximum \$3M Property /Lot Maximum \$15M per allocation/\$30M** Condo +See Borrower Requirements for concentration limits	Funds and Closing	Cash out allowed if within LTV requirements
General Requirements	<ul style="list-style-type: none"> All lending for investment purposes only Interest calculated on drawn balance Construction draws based on inspection report No rural properties 1st Lien Position at all times Available capital is reused as many times as you can use it throughout the Revolving period. Convert Development to Vertical without additional credit qualifications. All loans to include a 15% Temporary Reserve Capacity for unplanned needs. 	Payments	Monthly interest payments or interest reserve
		Borrower Requirements	<ul style="list-style-type: none"> Minimum 700 credit score considered with compensating factors Reserve requirement: Borrower / Guarantor must demonstrate a minimum aggregate 5% liquidity relative to all BC committed loans Personal Guarantee preferred: Limited Guarantee on case-by-case basis Quarterly/annual covenants + Concentration limit per guarantor is \$50,000,000 on total portfolio

DOCUMENTATION REQUIREMENTS

	BORROWER/GUARANTOR	PROJECT
GET STARTED	<ul style="list-style-type: none"> Signed Estimated Loan Terms Completed Loan Application Borrower/Builder/Guarantor Resume 	<ul style="list-style-type: none"> Completed Builders Capital WRAP Project Questionnaire Purchase and Sale Agreement w/ All Addendums (if Purchase) Construction Site Plan, Elevation Drawings, Floor Plans (including dimensions) and plat map (if necessary) Preferred Title Insurance Company & Contact Preferred Insurance Company & Contact Breakdown of Costs Already Paid into Project Builder Resume (if different from Borrower/Guarantor Resume) Description of Permit Status
GET FUNDED	<ul style="list-style-type: none"> Most Recent Two Months Bank Statements (Borrower & Guarantors) Most Recent Two Years Tax Returns (Borrower & Guarantors) Borrower Entity Documents and Appropriate Business Licenses <ul style="list-style-type: none"> Legal Filing Documents Operating Agreement & Certificate of Formation (LLC) Articles of Incorporation & Bylaws (Corporation) 	<ul style="list-style-type: none"> Project Documentation Varies Based on Scope of Work Performed under the facility <ul style="list-style-type: none"> Contact Builders Capital for Specific needs based on proposed project

* The list above shows Borrower provided documentation. All third-party order outs still apply, including standard appraisals, title and 3rd party project reviews.
 **Non rural markets only. | Effective Date: 5/25/2022 - Product Guidelines are subject to change at any time.