CRESSIDA DIRECT

NATIONWIDE DIRECT LENDER — CRE & INVESTMENT PROPERTIES

PROGRAM OVERVIEW

FIX & FLIP RESIDENTIAL

FIX & FLIP *Short-term rehab financing for residential investors — SFR, 2–4 Unit, Condo, Townhome*

92.5%	75%	From 8.90%	6–12 Mo	5–7 Days	None
MAX LTC	MAX LTARV	INTEREST RATE	LOAN TERM	CLOSE TIME	PREPAY PENALTY

PROGRAM OVERVIEW

Cressida Direct's Fix & Flip Residential program provides fast, short-term financing for investors purchasing and renovating 1–4 unit residential properties. With closings in as few as 5–7 days, up to 92.5% LTC, and no prepayment penalty, this program is built for speed and flexibility — ideal for investors competing for distressed and value-add opportunities.

LOAN PARAMETERS

Max LTC	92.5% (90% purchase / 90% rehab)
Max LTARV	Up to 75%
Interest Rate	8.90% Experienced investor † 9.90% New investor
Interest Type	Dutch (interest charged on full commitment)
Loan Term	California: 9–12 months All other states: 6 months
Close Time	5 – 7 Days
Amortization	Interest Only
Prepayment Penalty	None
Min FICO	660 (below 660 subject to prepaid interest)
New Investor	Yes (fewer than 2 verified projects)
Individual Vesting	Yes (all states except GA or NJ)
Foreign National	Not eligible

FEES

ORIGINATION FEE
2.00% ($3,000 min)
Experienced & new investors

DOC FEE
$1,995

UNDERWRITING FEE
$1,495

PREPAYMENT PENALTY
None

SAMPLE TRANSACTION

SFR Purchase & Rehab — Experienced Investor

PURCHASE PRICE	REHAB BUDGET	TOTAL COST
$350,000	$80,000	$430,000
LOAN AMOUNT	**ARV**	**LTARV**
$397,750	$560,000	71.0%

ELIGIBLE PROPERTY TYPES

- Single-Family Residence (SFR)
- Condo
- Townhome
- 2–4 Unit Residential

BORROWER ELIGIBILITY

✓ **New Investor**
Fewer than 2 verified projects
Eligible — standard program limits apply
Rate: 9.90%

✓ **Experienced Investor**
2+ projects in last 36 mo, verified on title
Up to 92.5% LTC / 75% LTARV
Rate: 8.90%

✓ **Individual Vesting**
All states except GA and NJ

✘ **Foreign National**
Not eligible for this program

WHY CRESSIDA DIRECT?

- ✓ 5–7 day closings — compete with cash buyers on distressed properties
- ✓ Up to 92.5% LTC and 75% LTARV — high leverage, low out-of-pocket
- ✓ No prepayment penalty — sell or refinance on your own timeline
- ✓ New investors welcome — no prior flip experience required
- ✓ Rates from 8.90% experienced / 9.90% new investors
- ✓ Interest-only payments preserve cash flow during renovation
- ✓ 50+ combined years of real estate financing experience

EXCLUDED MARKETS

PROGRAM NOT AVAILABLE IN:

STATES	Louisiana, Minnesota, North Dakota, South Dakota
MSAS	Chicago MSA, Detroit MSA, Baltimore City, St. Louis

* FICO below 660 subject to prepaid interest requirement.
** Foreign nationals are not eligible for this program.
*** Individual vesting available in all states except GA and NJ.
**** Dutch interest — charged on full loan commitment, not drawn balance.
† Experienced investor = 2+ projects completed in the last 36 months verifiable on title; New investor = fewer than 2. Origination 2.00% ($3,000 min) for both.

LOAN SUBMISSION PROCESS

Two steps — full checklist on page 2

STEP 1 Borrower information + deal numbers; we submit to underwriting and send a term sheet

STEP 2 After term sheet: 12 items; we send the forms marked (provided)

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APPLY NOW

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CRESSIDA DIRECT

NATIONWIDE DIRECT LENDER — CRE & INVESTMENT PROPERTIES

LOAN SUBMISSION PROCESS

FIX & FLIP RESIDENTIAL

STEP 1 — INITIAL SUBMISSION

BORROWER INFORMATION (EVERY BORROWER)

- ✓ Full name
- ✓ Phone
- ✓ Email
- ✓ Home address
- ✓ Estimated credit score
- ✓ Estimated liquidity
- ✓ Number of projects in the last 36 months verifiable on title

DEAL NUMBERS

- ✓ Purchase price
- ✓ Rehab budget
- ✓ ARV

Once we have the items above, we'll submit the file to underwriting and send a term sheet.

STEP 2 — AFTER TERM SHEET

We'll send you the forms marked (provided).

1. Signed term sheet **(provided)**
2. Fully executed purchase agreement
3. Government-issued photo ID
4. Credit authorization form **(provided)**
5. W-9 form **(provided)**
6. Proof of funds
7. Entity documents
8. Track record
9. Scope of work **(provided)**
10. Escrow contact
11. Broker invoice (brokered deals only)
12. Pruvan contact (for inspections and draws)

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