



CRESSIDA DIRECT
NATIONWIDE DIRECT LENDER — RESIDENTIAL
INVESTMENT PROPERTIES

PROGRAM OVERVIEW

GUC RESIDENTIAL CONSTRUCTION

GROUND-UP
CONSTRUCTION

Short-term construction financing for residential investors — SFR, 2–4 Unit, Condo, Townhome

90%

MAX LTC

75%

MAX LTARV

100%

REHAB FUNDS

10.25%

INTEREST RATE

6–12 Mo

LOAN TERM

PROGRAM OVERVIEW

Cressida Direct’s Ground-Up Construction (GUC) Residential program provides short-term construction financing for experienced and first-time investors building new 1–4 unit residential properties. With up to 90% LTC and 100% rehab fund coverage, this program is designed to minimize out-of-pocket capital while delivering fast, flexible execution for builders and developers.

LOAN PARAMETERS

Max LTC	Up to 90% (75% for no-experience borrowers)
Max LTARV	Up to 75% (60% for no-experience borrowers)
Rehab Funds	100% Covered
Interest Rate	10.25%
Interest Type	Non-Dutch (interest charged on drawn funds only)
Loan Term	6 – 12 Months
Amortization	Interest Only
Prepayment Penalty	None
Min FICO	660 (below 660 subject to prepaid interest)
First Time Investor	Yes — limited to 75% LTC / 60% LTARV
Individual Vesting	Yes (all states except GA or NJ)
Foreign National	Yes — Visa valid through loan term & reported FICO required

FEES

ORIGINATION FEE

2%

\$3,000 minimum

DOC FEE

\$1,995

UNDERWRITING FEE

\$1,495

PREPAYMENT PENALTY

None

SAMPLE TRANSACTION

New SFR Build — Experienced Investor

Project Cost	Loan Amount	LTC	ARV	LTARV
\$800,000	\$720,000	90%	\$1,050,000	68.6%
Term				
12 Months				

ELIGIBLE PROPERTY TYPES

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

BORROWER ELIGIBILITY

- First Time Investor**
Eligible — 75% LTC / 60% LTARV max
- Experienced Investor**
Up to 90% LTC / 75% LTARV
- Individual Vesting**
All states except GA and NJ
- Foreign National**
Visa valid through term + reported FICO required

KEY ADVANTAGES

WHY CRESSIDA DIRECT?

- Up to 90% LTC — minimize out-of-pocket construction capital
- 100% of rehab/construction funds covered via draw schedule
- Non-Dutch interest — charged on drawn funds only, not total commitment
- No prepayment penalty — exit on your timeline
- First-time investors welcome with adjusted LTC/LTARV limits
- Foreign nationals eligible with valid visa and reported FICO
- 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 National must have Visa valid through loan term and a reported FICO score.
*** No-experience borrowers limited to 75% LTC / 60% LTARV.
**** UW Fee of \$1,495 waived when appraisal is ordered pre-closing.

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