# CRESSIDA DIRECT

NATIONWIDE DIRECT LENDER — CRE & INVESTMENT PROPERTIES

PROGRAM OVERVIEW

# GUC RESIDENTIAL CONSTRUCTION

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

| 92.5% | 75% | None | From 8.90% | 6–18 Mo |
|---|---|---|---|---|
| MAX LTC | MAX LTARV | PREPAY PENALTY | INTEREST RATE | LOAN TERM |

## PROGRAM OVERVIEW

Cressida Direct's Ground-Up Construction (GUC) Residential program provides short-term construction financing for experienced and new investors building new 1–4 unit residential properties. With up to 92.5% LTC and 100% construction draw funding, this program is designed to minimize out-of-pocket capital while delivering fast, flexible execution for builders and developers.

## LOAN PARAMETERS

| | |
|---|---|
| **Max LTC** | 92.5% (90% purchase / 90% constr.) |
| **Max LTARV** | Up to 75% (60% for new investors) |
| **Construction Funds** | 100% via draw schedule |
| **Interest Rate** | 8.90% Experienced investor †<br>9.90% New investor<br>18-mo term: +0.25% (9.15% / 10.15%) |
| **Interest Type** | Non-Dutch (interest charged on drawn funds only) |
| **Loan Term** | 12, 15 or 18 months |
| **Amortization** | Interest Only |
| **Prepayment Penalty** | None |
| **Min FICO** | 660 (below 660 subject to prepaid interest) |
| **New Investor** | Yes (fewer than 2 verified projects) — limited to 75% LTC / 60% LTARV |
| **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

**New SFR Build — Experienced Investor**

| PROJECT COST | LOAN AMOUNT | LTC |
|---|---|---|
| $800,000 | $740,000 | 92.5% |
| **ARV** | **LTARV** | **TERM** |
| $1,050,000 | 70.5% | 12 Months |

## ELIGIBLE PROPERTY TYPES

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

## BORROWER ELIGIBILITY

✓ **New Investor**
Fewer than 2 verified projects
Eligible — 75% LTC / 60% LTARV max
**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?

- ✓ Up to 92.5% LTC — minimize out-of-pocket construction capital
- ✓ 100% of construction funds covered via draw schedule
- ✓ Non-Dutch interest — charged on drawn funds only, not total commitment
- ✓ No prepayment penalty — exit on your timeline
- ✓ New investors welcome with adjusted LTC/LTARV limits
- ✓ Rates from 8.90% experienced / 9.90% new investors
- ✓ 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

## SUBMISSION CHECKLIST

1. **Borrower information (every borrower)**
   Full name, phone, email, home address, estimated credit score, estimated liquidity, and number of projects completed in the last 36 months verifiable on title.
2. **Documents**
   Certified plans, GUC bid/budget, approved permit (you may submit while the permit is still pending), and the closing statement from the lot purchase.
3. **Property details**
   Property sq ft, lot sq ft, bedrooms, bathrooms.
4. **Deal numbers**
   Lot purchase price, construction budget, ARV.

*Once we have everything above, we'll get the file to underwriting.*

* FICO below 660 subject to prepaid interest requirement.
** Foreign nationals are not eligible for this program.
*** New investors (fewer than 2 verified projects in the last 36 months) limited to 75% LTC / 60% LTARV.
**** UW Fee of $1,495 waived when appraisal is ordered pre-closing.
† 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.

**cressidadirect.com**
info@cressidadirect.com | 877.308.7557

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