



BANK STATEMENT PROGRAM

Qualify using 12 months of business bank statements — no tax returns required

\$200K–
\$2.5M

LOAN RANGE

Up to
80%

MAX LTV

5 & 30
Yr

FIXED RATE
OPTIONS

30-Year

AMORTIZATION

35–45
Days

CLOSE TIME

PROGRAM OVERVIEW

Cressida Direct's Owner-Occupied Commercial Bank Statement Program is built for small business owners who prefer to document income through business bank statements rather than tax returns. If your business occupies 50% or more of the property, this program delivers permanent mini-perm financing — no W-2s, no tax returns, fast closings.

As a non-bank direct lender, we underwrite based on the most recent 12 months business bank statements, enabling flexible qualification for business owners with complex income structures.

INTEREST RATES

BANK STATEMENT
PROGRAM

8.25% – 10.99%

Fixed rate for 5 or 30 years

CLOSE TIME

35–45 Days

From completed application

LOAN PARAMETERS

Loan Amount	\$200,000 – \$2,500,000
Loan Purpose	Purchase, Refinance, Cash-Out
Occupancy Requirement	Owner-occupancy 50%+ of space
Max LTV	Up to 80%
Fixed Rate Terms	5-Year & 30-Year Fixed
Amortization	Up to 30 Years — No Balloon
Income Documentation	12 Months Business Bank Statements
Min Credit Score	650 Middle FICO
Borrowing Entity	Individual, LLC, Partnership
Recourse	Full Recourse to Borrower
Eligible Borrowers	U.S. Citizens
Geographic Coverage	Nationwide (excl. DE, ID, HI, MI, MT, ND, SD, VT, WV, WY)
Prepayment	Flexible options available

SAMPLE TRANSACTION

Retail Cash-Out Refinance — Bank Statement

Loan Amount	Program	LTV
\$820,000	Bank Statement	Max Allowed
Qualifier	Business Cash Flow	

INELIGIBLE PROPERTIES

- X Cannabis

X Hospitality / Hotels

X Construction Projects

X Vacant Properties
- X Gas Stations

X Land

X Rural Properties

X Properties Needing Rehab

ELIGIBLE PROPERTY TYPES

- Retail / Strip

Warehouse

Light Industrial

Restaurant / Bar

Medical / Professional
- Office

Mixed-Use

Automotive Repair

Daycare Center

Self-Storage

KEY ADVANTAGES

WHY CRESSIDA DIRECT?

- ✓ Bank statements replace tax returns — ideal for self-employed & cash-intensive businesses

✓ No balloon payments — true 30-year amortization available

✓ Non-bank direct lender — no depository relationship required

✓ No global underwriting used

✓ Small-balance CRE specialist — loans banks routinely decline

✓ 50+ combined years of commercial real estate financing experience

✓ Fast 30–35 day closings with clear borrower communication

UNDERWRITING CRITERIA

- 1 Business occupies **50% or more** of the subject property's rentable square footage

2 **12 consecutive months** of business bank statements used to establish business income

3 Minimum **650 middle FICO**; credit-worthy business owners seeking alternative to bank financing

4 LTV determined by independent appraisal; max **80% on purchase or refinance**

5 Stabilized, operating properties preferred; business must be **actively operating** in the space

IDEAL BORROWER PROFILE

- ✓ Self-employed business owner with complex or non-traditional income

✓ Bank-declined due to tax return documentation or property size

✓ Business owner purchasing or refinancing the property they operate from

✓ Cash-intensive businesses (restaurants, retail, automotive, daycare)

✓ Growing businesses seeking long-term stability with no balloon risk