

Certain Lending

As a national lender, our team of experienced real estate investors works with our clients to solve their total financing needs. We are building technology to make getting a mortgage as predictable and effortless as online shopping.



Bridge Loans

- Finance up to 85% of purchase price and 100% of renovations, up to 75% of after repair value
- Single family and multifamily properties
- 6 to 24-month loan term options
- 8% to 12% interest rate



Rental Loans

- Borrow up to 80% loan to value
- 3-year and no prepayment penalty options
- 30-year fixed rate starting at 4.5%, 10-year interest-only and hybrid ARM options

Value Proposition

- Closing timelines are 3-10 days for bridge loans and 2-3 weeks for rental loans
- Renovation draws do not require a physical property inspection and fund in 3 days
- Our client engagement team of real estate investors partners with you to solve your financing needs
- We are building the leading technology platform to make lending predictable and effortless for clients

Mortgage Funding

1. Submit your project at certainlending.com
2. We will present loan options for you to review
3. After you select your option, we will underwrite your loan and the real estate you are financing
4. You will sign loan documents with your escrow agent, and we will fund your loan
5. We will set you up for mortgage payments and, if applicable, renovation draws

Contact Us

Client Engagement Team

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Visit us on the web:

certainlending.com

Important disclosures. Certain Lending, Inc. is licensed under the CA Financing Law by the CA Department of Business Regulation, License No. 60DBO-87471, by the Division of Financial Regulation of OR as an Oregon Mortgage Lender under License ML-#5707, by the WA Department of Financial Institutions as a WA Mortgage Lender under License CL-1716495, and by the Department of Financial Institutions of Arizona as an Arizona Mortgage Banker under License CBK-1009587. We do not lend in AK, ND, SD, MT, MN, NV and PR. Our NMLS ID is 1716495, and we are an equal opportunity lender. This is not a commitment to lend. Restrictions may apply. Certain Lending, Inc. reserves the right to amend mortgage interest rates, fees, and guidelines at its sole discretion. This is not an advertisement to extend to consumer credit as defined by Regulation Z, Section 1026.2.

Bridge Loans

Certain provides short-term loans to purchase and renovate residential properties. Our bridge loans support fixing and flipping, fixing and renting, buying and holding properties for future construction, and adding ADUs. Our technology enables closing with the speed of a hard money lender while pricing at a much more affordable debt cost.

Lending Criteria (by Experience)

	0-1 Completed Projects	2-4 Completed Projects	5+ Completed Projects
Loan Amount	\$125,000 to \$500,000	\$100,000 to \$750,000	\$100,000 to \$1 Million
Points to Lender	1.75% - 2.75%	1.50% - 2.50%	1.00% - 2.00%
Interest Rate	From 9.50%	From 8.75%	From 8.00%
Lender Fee	\$995	\$995	\$995
Loan Term	12 Months	12 or 18 Months	12, 18, or 24 Months
Purchase Financing	Up to 75%	Up to 80%	Up to 85%
Renovation Financing	100% Holdback	100% Holdback	100% Holdback
Loan to ARV	Up to 65%	Up to 70%	Up to 75%
Minimum Credit Score	660	660	660

Additional Guidelines

- **Property type:** Eligible properties are 1-4 unit detached homes, townhouses, condos, and apartments with up to 20 units. Loans are restricted to investment properties. Owner-occupied properties are not allowed.
- **Where we lend:** We lend in metropolitan areas except in Alaska, North Dakota, Minnesota, Nevada, and South Dakota. Rural properties are not eligible.
- **Borrower:** Loans are made to entities. At least one personal guarantee is required. An individual borrower may be considered in states where allowed for business-purpose mortgages.
- **Investing experience:** Fix-and-flip and BRRRR (fix-and-rent) projects completed in the last three years count towards experience. General contracting experience may be considered.
- **Loan amount and fees:** Higher loan amounts may be considered. Origination points may be bought down by increasing the interest rate by 3:1, subject to a minimum \$1,500 upfront origination charge.
- **Wholesale properties:** Assignment fees are acceptable up to 10% of purchase price or \$50,000, whichever is less.
- **Renovation holdback and draws:** The renovation holdback reimburses expenses. A draw request takes 2-3 business days and requires a virtual property walkthrough and lien release.
- **Minimum liquidity:** Funds for down payment, closing costs, six months of debt service, and 30% of renovations are verified.
- **Second liens:** Subordinate financing is ordinarily not allowed but may be considered for experienced investors and repeat clients. We must approve any second-lien amount, terms, and lender.
- **Credit history:** We perform a soft credit inquiry to qualify a loan application. A guarantor should not have serious delinquencies in the last two years or a foreclosure, bankruptcy or related credit event in the last four years.

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Rental Loans

Certain provides 30-year mortgages for 1-4 unit rentals. These loans are based on property cash flow—eliminating the difficulty of underwriting borrower income that is part of any conventional loan. We can structure bridge loans to avoid seasoning on the refinance, and fees are reduced when a borrower uses Certain for both the bridge and rental loan.

Lending Criteria

Loan Amount	\$100,000 to \$750,000 per property
Origination Points	1.00% - 1.50% subject to \$2,000 minimum fee
Interest Rate	4.50% to 6.75% with rate buydown options
Lender Fee	\$1,495 to cover appraisal, processing, and underwriting costs
Loan Term	30-year fixed-rate, 10-year interest only followed by 20-year fully amortizing, and 30-year hybrid ARM options
Loan to Value	Up to 80% for purchase or delayed finance, 75% for rate-term and cash-out refinances
Debt Coverage	Minimum 1.20 DSCR. The DSCR calculation Gross Rent / PITIA monthly payments. For I/O ARM loans, ITIA payment is used.
Prepayment Penalty	Standard is 3% of unpaid balance in Year 1, 2% in Year 2, 1% in Year 3; reduced and no prepayment penalty options are available
FICO Score	Minimum 680
Borrowers	Entities only

Additional Guidelines

- A refinance of a cash purchase transaction within the last six months is underwritten as a delayed finance. Properties must be held as rentals and cannot be owner-occupied.
- Eligible properties are 1-4 unit detached homes, townhouses, and condos. To be eligible, a detached home must be at least 700 square feet, or a 2-4 unit property must average at least 500 square feet per unit.
- We lend in metropolitan areas except in Alaska, Minnesota, New Jersey, New York, North Dakota, Nevada, and South Dakota. Rural properties are not eligible.
- Portfolio loan options are available for real estate investors looking to finance multiple properties with a single loan.
- We underwrite to the lower of leased rents or appraised market rents. Except on SFR purchases, a lease for one to three years is required. Unleased properties are subject to lower LTV and higher DSCR constraints.
- Leases must be arms length. Residential assisted living and single-room occupancy uses of a property are ineligible.
- At least one personal guarantor is required. A guarantor may be a foreign national (subject to lower LTV). A guarantor cannot have serious delinquencies in the last two years or foreclosures in the last four years.
- Loan approval is subject to documenting liquidity for down payment and 12 months of debt service. One year of taxes and insurance are escrowed. Mortgage payments are collected by ACH.
- New investors may be subject to a lower LTV and higher DSCR.

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