Essencap Funding

PRIVATE LENDING SOLUTIONS

Residential Transitional Loan Program Tear Sheet

Q1 2026 · Confidential · Business Purpose Only

RTL PROGRAM | 1–4 UNIT | PURCHASE & REFI | ALL US MARKETS

Essencap Funding originates and purchases **business purpose loans** for creditworthy professional investors acquiring and rehabilitating residential properties across the US. **Not for personal or consumer use.** All submissions reviewed on an individual loan-level basis.

PROGRAM SNAPSHOT

STANDARD LOAN RANGE	MAX TERM	PAYMENT STRUCTURE
$75K – $4.5M	**24 Months**	**IO / Balloon**
1–4 Unit · Exception up to $4.5M	Extensions available to 36 months	Fixed rate, interest-only

Loan Amount Disclosure: Standard minimum loan amount is **$75,000** and standard maximum is **$3,500,000** for 1–4 unit properties. On an exception basis, Essencap Funding may consider loan amounts up to **$4,500,000** subject to reduced leverage requirements and enhanced underwriting review at Essencap's sole discretion.

LOAN TERMS

Loan Type	Business Purpose / Non-Owner Occupied
Property Types	SFR, 2–4 Unit, Townhome, PUD, Condo
Multifamily / Mixed-Use	Considered on a case-by-case basis
Term Options	6, 12, 18, 24 months
Rate Type	Fixed (ARM acceptable)
Payments	Interest-only; due 1st–10th of month
Prepayment Penalty	Generally none; contractual terms govern
Balloon Payment	Due on or before maturity
Interest Basis	Drawn balance or total note balance

ELIGIBLE STRATEGIES

Fix & Flip (F&F)	Purchase, renovate, sell post-completion
Fix & Hold (F&H)	Renovate, hold; exit via long-term refi
New Construction (NC)	Ground-up build; purchase or refi
Traditional Bridge	Purchase without renovation intent
Stabilized Bridge	Post-reno LTV rebalance / exit prep
Cash-Out Refi	Borrower receives >2% of total loan amount at closing
Rate & Term Refi	No proceeds received at closing

Refinances on delinquent loans ineligible. Mid-construction refis ineligible. F&F / F&H refi ineligible for Tier 3 borrowers.

LOAN MATRICES — PURCHASE LOANS

TIER	MAX LOAN	MIN FICO	MAX ACQ. LTV	MAX ARLTV	MAX LTC	STRATEGY
FIX & FLIP / FIX & HOLD						
Tier 1	$3.0M	600	90.0%	75.0%	92.5%	F&F / F&H
Tier 2	$2.5M	660	90.0%	70.0%	92.5%	F&F / F&H
Tier 3	$950K	680	80.0%	65.0%	85.0%	F&F / F&H
NEW CONSTRUCTION						
Tier 1	$2.5M	680	70.0%	70.0%	85.0%	NC
Tier 2	$2.5M	700	70.0%	65.0%	85.0%	NC
Tier 3	$950K	740	60.0%	60.0%	80.0%	NC
BRIDGE						
Tier 1	$2.5M	600	75.0%	75.0%	75.0%	BRIDGE
Tier 2	$2.5M	660	70.0%	70.0%	70.0%	BRIDGE
Tier 3	$950K	680	70.0%	70.0%	70.0%	BRIDGE

LOAN MATRICES — REFINANCE LOANS

TIER	MAX LOAN	MIN FICO	MAX ACQ. LTV	MAX ARLTV	MAX LTC	STRATEGY
FIX & FLIP / FIX & HOLD						

FIX & FLIP / FIX & HOLD						
Tier 1	$2.5M	640	80.0%	70.0%	85.0%	F&F / F&H
Tier 2	$2.5M	660	75.0%	65.0%	80.0%	F&F / F&H
Tier 3	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	
NEW CONSTRUCTION						
Tier 1	$2.5M	680	70.0%	70.0%	85.0%	NC
Tier 2	$2.5M	700	70.0%	65.0%	85.0%	NC
Tier 3	$950K	740	60.0%	60.0%	80.0%	NC
BRIDGE						
Tier 1	$1.5M	680	70.0%	70.0%	70.0%	BRIDGE
Tier 2	$1.5M	700	70.0%	70.0%	70.0%	BRIDGE
Tier 3	$950K	740	65.0%	65.0%	65.0%	BRIDGE

Tier 1 = 3+ completed projects (last 3 yrs) · Tier 2 = 1–2 projects · Tier 3 = 0 projects · Essencap retains discretion to modify matrices on submissions with compensating factors. · Standard max $3,500,000; up to $4,500,000 on exception basis with reduced leverage.

BORROWER REQUIREMENTS

Eligible Entities	LLC, LP, Corporation, Individual (w/ Non-OO Cert.)
Ineligible Entities	Irrevocable Trusts, Religious Entities, TIC
Foreign Nationals	Acceptable as guarantors; must form US entity to borrow
Min FICO — Tier 1	600
Min FICO — Tier 2	660
Min FICO — Tier 3	680
Background Check	Required; within 90 days of origination
Bankruptcy / FC	None open / unresolved within last 3 years
Liquidity ($75K–$1M)	Min 2 months interest reserves
Liquidity ($1M–$4.5M)	Min 4 months interest reserves
Max Exposure	Additional docs required above $1M drawn balance

EXTENSION OPTIONS

EXTENSION TERM	DEFERRED FEE	UPFRONT FEE
3 Months	1.00%	0.50%
6 Months	2.00%	1.00%

Fees apply to total / max loan balance. Borrower must be current. Max extended term: 36 months.

ELIGIBLE PROPERTY TYPES

SFR (1–4 Unit) · Townhome · PUD · Condominium · Non-Owner Occupied · Uninhabitable at Submission · Multifamily — Case by Case · Mixed-Use — Case by Case

INELIGIBLE PROPERTY TYPES

Mobile Homes · Cooperatives · B&B / Boarding Houses · Owner-Occupied · Commercial (Standard) · Care Facilities · Rural / Agricultural · Condemned Properties · Outside US

SUBMISSION CHECKLIST

- Borrower application & term sheet
- SREO (borrower experience verification)
- Tri-merge credit report (FICO)
- Background check (within 90 days)
- Bank statements (last 2 months)
- Personal Guaranty & Photo ID
- Entity docs (Articles, Op. Agreement, EIN/W-9)
- Purchase & Sale Agreement / Settlement Statement
- Appraisal / BPO / Proprietary Valuation
- Rehab Budget (if ARV > As-Is Value)
- Property Insurance (100% loan amount coverage)
- Title Insurance / Title Report (100% coverage)
- Note, Mortgage / Deed of Trust
- Final HUD / Settlement Statement
- Plans & Permits (NC / sq. ft. expansions)

Valuations within 120 days of origination. Min 3 comps sold within last 12 months. Interior photos required on loans >$1M.

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Web

www.essencap.com

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