

MY TENNESSEE HOME CAPITAL

For flippers with 0-4 completed flips in the last 2 years

Premium Service

- ✓ Dedicated team on-call and ready to help
- ✓ Close in 15 business days or faster, pending full file completion and responsiveness of borrower
- ✓ Even faster for repeat borrowers

Qualification

- ✓ 0-4 flips in last 2 years¹
- ✓ 660 minimum FICO²
- ✓ No unresolved bankruptcy or filings within the last 24 months
- ✓ No outstanding mortgage delinquency of 90 days or more
- ✓ No felony convictions within the last 7 years³
- ✓ Personal Guarantee required
- ✓ No bank statements or income verification required

Interest Rates

- ✓ Rates as low as 12%

Max Leverage

- ✓ Up to 90% of purchase price⁴
- ✓ 75% of After Repair Value (ARV) w/ holdback
- ✓ Max rehab: \$250,000

Loan Terms

- ✓ Minimum loan amount: \$100,000
- ✓ Maximum loan amount: \$1,000,000⁵
- ✓ 12, 18, 24 month term with no prepayment penalty
- ✓ 2.5 points and \$1999 service fee

Eligible Properties

- ✓ SFRs
- ✓ 2-4plex
- ✓ Condos
- ✓ PUDs
- ✓ Manufactured Homes

Eligible Members

- ✓ Corporations
- ✓ General partnerships
- ✓ Limited partnerships
- ✓ Limited liability companies
- ✓ Revocable trusts

Phone Number: (615) 282-5871

Email: funding@mthcapital.net

1 A completed flip can be either: 1) A property sold within 24 months preceding application submit date and acquired no more than 36 months prior to exit.

2 Open charge-off(s) and collection(s) are prohibited, except for items less than \$10,000 measured on an individual basis (not aggregated), or where derogatory item(s) are paid off and removed through loan closing.

3 And no felonies for financial crimes, ever.

4 Up to 85% with a 720 FICO score.

5 Up to 3 loan units or \$1MM unpaid balance



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Preferred Membership Program

Preferred Membership

- ✓ Borrow up to \$3M¹
- ✓ No upfront cost
- ✓ Only one underwrite every 12 months

Qualification¹

- ✓ At least 5 completed flips in last 2 years
- ✓ No bankruptcy filing within the last 24 months²
- ✓ No felony convictions within the last 7 years³
- ✓ No outstanding mortgage delinquency of 90 days or more
- ✓ Minimum FICO of 660

Premium Service

- ✓ Dedicated team
- ✓ No arduous forms to complete

Loan Terms

- ✓ Purchase and refinance⁴
- ✓ Minimum loan amount: \$100,000
- ✓ Maximum loan amount: \$2,500,000
- ✓ 12-month term, 18-month term, and 24-month term no prepayment penalty
- ✓ Maximum property 3,500 sqft.

Membership Documentation

(required once every 12 months)

- ✓ Signed credit authorization form
- ✓ Schedule of Real Estate Owned / List of Past Projects
- ✓ Signed spousal consent (if guarantor is married/separated and living in a community property state)
- ✓ Entity documents
- ✓ Voided check (for ACH)
- ✓ Questionnaire, where applicable

Max Leverage

- ✓ Up to 90% of purchase price
- ✓ 75% of After Repair Value (ARV) w/ holdback
- ✓ Max rehab: \$250,000

Interest Rates

- ✓ Rates as low as 11.25%

Fees and Pricing

- ✓ 2.00% origination fee or \$1,500 (whichever is greater)
- ✓ Service fee is \$1,499

Eligible Members

- ✓ Corporations
- ✓ General partnerships
- ✓ Limited partnerships
- ✓ Limited liability companies
- ✓ Revocable Trusts

Eligible Properties

- ✓ SFRs
- ✓ Condos
- ✓ Manufactured Homes
- ✓ 2-4plex
- ✓ PUDs

CRITERIA & FEES⁵

PRO MEMBER

Exits in 2 years	5+
Membership Term	12 Months
Minimum FICO	600
Minimum Loan Amount	\$100,000
Application Fee	Free
Service Fee	\$1,499
Origination Fee	2.00% or \$1,500 (whichever is greater)

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¹ Borrow up to \$3M

² Credit and background check are pulled every 6 months.

³ No felonies in the last 7 years. No financial crimes ever.

⁴ Refinances must be within 6 months of acquisition.

⁵ Member qualification is based on completed and exited flips (not purchases). A completed flip can be either: 1) A property sold within 24 months preceding app submit date, acquired no more than 36 months prior to exit; 2) Flip held for at least 30 days; 3) Price of at least \$75k; 4) No greater than two entity names to qualify. Borrowers will remain in their membership level for 12 months. Once term expires, experience must be re-verified and membership level may change depending on recent exits.



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Rental Program Overview

Finance a new purchase, rate, and term refinance a property you own, or free up cash with a cash-out refinance by tapping into equity at low rates with flexible terms.

Flexible Terms

We offer multiple loan terms, rates, and leverage based on FICO.

Low Document Process

Move quickly with no personal income verification required.

No Hard Credit Pull

We don't use hard credit pulls so your credit score will never be affected.

6-Month Cash-Out Period

Refinance your property and take out equity in just four months after your last finance transaction.

RATES AND TERMS

Property Type ¹	Single-family homes, attached and detached PUD, condos and 2-4 unit rentals.
Transaction Type	Purchase or refinance (including cash-out refinance)
Credit Score	Minimum 660 FICO; No hard credit pull
Loan Amount	Up to \$2,000,000 per property (\$75,000 minimum loan size)
Cash-Out	Up to \$500k ³ (after property owned for 180 days)
Loan Term/ Rate Type ⁴	5/1 ARM ⁵ (fully amortizing) 7/1 ARM ⁵ (fully amortizing) 30-Year Fixed Interest-only (10 years interest-only, 20 years fully amortizing)
Loan-to-Value	Up to 80% LTV ⁶
DSCR	0.8 minimum
Lease Requirement	Lease term of 6+ months ⁷
Escrow Requirement	None
Experience Requirement	Borrower/guarantor must have taken out at least one mortgage prior to this
Preayment Penalty ⁸	3-, 5-, and 7-year stepdown options

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¹ Non owner-occupied rental properties only.

² Does not include title insurance, escrow, or third party fees.

³ Cash-out LTV based solely off of appraised value, not cost basis.

⁴ Rate lock extensions not available.

⁵ 5/1 ARM, and 7/1 ARM are 30-year adjustable-rate mortgage products. The change in interest rate is tied to a published index reflecting market conditions. We offer a fully amortized option for these products.

⁶ SFR and Det. PUD only. DSCR ratio and FICO score restrictions apply.

⁷ For properties with no lease or a lease term of less than 6 months, property income will be based on market rent. For properties with a minimum 6 month lease term, property income is the lesser of lease amount or 100% market rent.

⁸ As allowable by state.

Loans currently available for US citizens and permanent residents in AL, AR, AZ, CA, CO, CT, FL, GA, KY, IN, KS, MA, MD, MI, MN, MO, NC, NJ, NV, NY, OH, OK, OR, PA, SC, TN, TX, VA, WA, WI and WV, as well as Washington D.C.



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What is Pro?

Borrowers will qualify for Pro Status if the following are true:

Borrower has at least 5 “exits” counted in any combination of the following:

- Flips bought and sold by same entity/borrower
- Refis (documented with entity name, corresponding dates, term >3yrs)
- Fully executed HUD-1s (2 signatures or certified/stamped by closing agent); name and amount must be documented and meet the guidelines of an exit)
- County/Public Records or any other officially registered verifiable transaction

Qualifying Transaction:

- Sell transaction is at least \$50K (for refis this is the amount of the valuation).
- “Exit” recorded within two years of loan/pro application submit.
- Original purchase recorded within 3 years of exit.
- “Exit” recorded at least 30 days after purchase.
- Purchase/Sale were recorded under any entity in which the borrower has min. 25% ownership

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