



Borrower/Guarantor Approval Matrix

Revised June 23, 2025



Programs

Long-Term

DSCR, DSCR Expanded, DSCR Foreign National, DSCR Multifamily, DSCR Portfolio & Bridge Choice

Short-Term

Bridge Limited, Rehab Cosmetic, Rehab Structural, and New Construction

Exposure

Total Exposure

If the Borrower or Guarantors exceed \$5M in global exposure Lend will review the performance of all loans and reserves the right to ask for additional documentation and apply additional requirements to maintain the Borrower/Guarantor Approval.

Borrower Eligibility

Entities Allowed

LLC (including Series), Partnership (LP, LLP, LLLP), Corporation (C-Corp or S-Corp), Inter-Vivos Revocable Trust (Eligible for DSCR & Bridge Choice Only)

Individual Borrowers

Eligible for DSCR & Bridge Choice Only (loans in NJ, IL or loans to a Foreign Nationals require an entity borrower)

Ineligible Entities

Sole Proprietor, General Partnership, Retirement Plan (IRA/401K), Cooperatives, Joint Ventures and any other type of Trust (Land, Irrevocable, etc.), Investment Funds

Recourse Types

Full Recourse

All Loans

Limited Recourse

Ineligible

No Recourse / No Guaranty

Ineligible



Experience Requirements

(Qualification based on highest experience count of any Qualifying Guarantors)

DSCR	1+ rehabbed or constructed property sold or stabilized in the last 36 months OR 12 months experience owning income-producing real estate within the most recent 36 months
DSCR – Expanded & Foreign National	None required. Zero experience customers may have additional restrictions
DSCR – Multifamily	1+ rehabbed or constructed property sold or stabilized in the last 36 months OR 12 months experience owning income-producing real estate within the most recent 36 months
DSCR – Portfolio	None required. Zero experience customers may have additional restrictions
Bridge Choice	None required. Zero experience customers may have additional restrictions
Rehab Cosmetic	None required. Zero experience customers may have additional restrictions
Rehab Structural	2+ investment properties rehabbed or constructed and sold or stabilized in the last 3 years. Similar project experience required.
New Construction	1+ investment properties constructed and sold or stabilized in the last 3 years. GCs with recent home building experience and borrowers with Rehab Structural experience may be eligible. See New Construction matrix for additional details
Bridge Limited	2+ investment properties rehabbed or constructed and sold or stabilized in the last 3 years



Credit Requirements

Minimum FICO	660
Single Qualified Guarantor	3 FICO Scores = Use Middle Score; 2 FICO Scores = Use Lowest
Multiple Qualified Guarantors	Highest Middle Score of all Qualifying Guarantors
Bankruptcy / Foreclosure	4+ Years Seasoning
Short Sale/DIL/Modification	4+ Years Seasoning
Mortgage Lates	No 30 day late payments in the last 12 months and no 60 day late payments in the last 48 months
No FICO	Foreign National Guarantors Only

Foreign Eligibility

Permanent Resident Alien	All Products
Non-Permanent Resident Alien	All Products
Foreign Nationals	Only eligible for DSCR Foreign National Program
Illegal Residents	Ineligible
Guarantors without Documentation	Ineligible



Required Documents

Required for All Loans

Credit Report*	Good for 120 Days
Background Check*	Good for 180 Days

Required Entity Documents¹

LLC	LP / LLP	C-Corp / S-Corp	Trust
Articles of Organization	Partnership Agreement	Articles of Incorporation	Trust Agreement / Certification
Operating Agreement	Certificate of Partnership	Stock Certificates or Shareholder's Ledger	IRS SS-4 Letter
IRS SS-4 Letter	IRS SS-4 Letter	Corporate bylaws	W9
W9	W9	Director & Officer Appointments	Certificate of Good Standing*
Certificate of Good Standing*	Certificate of Good Standing*	IRS SS-4 Letter	
		W9	
		Certificate of Good Standing*	

*These documents will be obtained by Lend Investors Capital.

¹If subject property is located in a state other than the entity's registered state, Foreign Qualification is required.

