



## “NATIONWIDE CORE” SMALL BALANCE PROGRAM GUIDELINES

Arrow Mortgage, LLC offers real estate secured financing for commercial properties nationwide. Our small balance real estate secured loan program offers first mortgage financing for both owner-user and income producing properties.

<b>AVAILABLE PRODUCTS</b>	Purchase or Refinance Cash out refinance (considered on a case-by-case basis)
<b>GENERAL LOAN PARAMETERS</b>	
Loan Amounts	\$ 250,000 - \$ 8,000,000 for owner-user properties \$ 250,000 - \$ 6,000,000 for income properties
Loan Fees	Par to 1.00%
Term	20yr or 25yr fully amortizing loan term for owner-user properties 10yr term for income properties
Amortization	20yr or 25yr fully amortizing loan for owner-user properties 20yr or 25yr amortizing loan for income properties
Loan Programs:	Quarterly ARM, 3yr ARM, 5yr ARM*, 7yr fixed* and 10yr fixed* *after initial fixed rate period loan adjusts once every 5 years
Minimum DSC	1.20X for owner-user properties 1.30X for income properties
Maximum LTV (1 <sup>st</sup> Lien)	75.00% for owner-user properties 65.00% for income properties
Minimum Required Equity Injection	25.00% for owner-user properties. 35.00% for income properties
Minimum Personal Credit	675 FICO for owner-user properties and income properties. No bankruptcies
Minimum Prepayment Penalty	Standard Prepayment Penalty is 5% for 5years We also offer the following prepay options: a declining 5%-4%-3%-2%-%1, a declining 7%-6%-5%-4%-3%-2%-1%, a flat fixed prepay of 5% for six years then 4%-3%-2%-1%, declining 10%-9%-8%-7%-6%-5%-4%-3%-2%-1% and a flat fixed prepay of 10% for 10yrs.
Acceptable Markets	All loans require an urban/suburban area with a population of at least 50,000
Ineligible States	AL, LA, MA, ME, MS & OK. Please check back from time to time as we are constantly updating area of eligibility.
Ineligible Property Types:	Gas Stations, Car Washes, Auto Dealerships, Night Clubs, Fitness Centers, Athletic Clubs, Special-Use Start-Ups, Hotels/Motels, Assisted Living Facilities, Churches and any environmentally sensitive properties like Salvage Yards.

Additional fees and closing costs such as appraisal reports, environmental reports, title insurance and other costs may/will apply. You be provided with details of the costs for your transaction during the closing process of the loan request. Some applications may/will require additional information for further consideration. The product terms, conditions and guidelines contained herein is subject to at any time change without notice. Normal credit standards apply. ARROW MORTGAGE, LLC is an equal opportunity lender.

