

FIX AND FLIP

Property Types	Single Family Resident 2-4 Units Townhomes PUD Warrantable Condos
Loan Purpose	Rehab loan – Residential Investment Property
Loan Amount	\$500,000 – \$3,500,000
Loan Term	12 Months 18 Months option at NEXUS's decision
Max Loan to Cost (LTC)	Up to 90% Loan to Cost of Purchase Price
Construction/Rehab	Up to 100% of rehab budget
Maximum Loan to Value (LTV) / ARLTV	Up to 75% ARLTV
Borrower	Corporation
Foreign	Eligible Countries
Minimum Experience	No previous experience needed
Recourse	Full Recourse
Property Restrictions	Rural Properties – Not Permitted No luxury or similar