

# Product Guidelines

Fix & Flip Program	Qualifications	Term
70% Loan To Value (LTV)	<ul style="list-style-type: none"><li>• 720 Minimum FICO</li><li>• 3+ deals completed within the last 36 Months</li></ul>	6 Months option to buy into 12 months
75% Loan To Value (LTV)	<ul style="list-style-type: none"><li>• 760 Minimum FICO</li><li>• 5+ deals completed within the last 12 Months</li></ul>	6 Months option to buy into 12 months
80% Loan To Cost (LTC)	<ul style="list-style-type: none"><li>• 680 Minimum FICO</li><li>• No prior experience OK</li></ul>	12 Months option to buy into 18 months
85% Loan To Cost (LTC)	<ul style="list-style-type: none"><li>• 680 Minimum FICO</li><li>• 3+ deals completed within the last 36 Months</li></ul>	12 Months option to buy into 18 months
90% Loan To Cost (LTC)	<ul style="list-style-type: none"><li>• 680 Minimum FICO</li><li>• 5+ deals completed within the last 36 Months</li></ul>	12 Months option to buy into 18 months

## Additional Guidance

- Please verify all reserves required to be shown on the Cash-To-Close calculator ([www.sparklending.com/cash-calculator](http://www.sparklending.com/cash-calculator))
- This is not a commitment to lend, these are estimate loan products subject to change
- Draw fees are \$200 per draw, no minimum draw.
- Spark lending does not lend on owner occupied properties.
- LTV Products only available in Texas, LTC is available on the states that can be found on our in Texas, LTC is available on the states that can be found on our homepage.homepage.
- Loan & Doc fees are outlined on our Cash-To-Close calculator, or can be found by requesting a term sheet.