

BlackWater Funding

Current Rates

MULTI-FAMILY

Max LTV	Fixed Term	Max. Amortization	Loan Amount < \$3,000,000	Loan Amount > \$3,000,000
Purchase -90%	Floating	30	3.06%	2.81%
	5-year	30	3.60%	3.35%
Rate & Term -85%	7-year	30	3.79%	3.54%
	10-year	30	3.84%	3.59%
Cash Out-80%	30-year	30	3.86%	3.61%

NNN / OFFICE / RETAIL / INDUSTRIAL / SELF-STORAGE / HOSPITALITY

Max LTV	Fixed Term	Max. Amortization	Loan Amount < \$1,500,000	Loan Amount > \$1,500,000
Purchase -90%	Floating	30	2.97%	2.72%
	5-year	30	3.81%	3.50%
Rate & Term -85%	7-year	30	3.84%	3.55%
	10-year	30	3.89%	4.00%
Cash Out-80% Limited	30-year	30	3.96%	4.25%

OWNER OCCUPIED / SBA / USDA

Max LTV	Fixed Term	Max. Amortization	Loan Amount < \$1,500,000	Loan Amount > \$1,500,000
Purchase -90%	Floating	25	4.00%	3.75%
	5-year	25	4.50%	3.99%
Rate & Term -87%	7-year	25	4.50%	4.15%
	10-year	25	4.50%	4.25%
Cash Out-87% Limited	15-year	25	4.50%	4.75%

FARM / AGRICULTURAL

Max LTV	Fixed Term	Max. Amortization	Loan Amount < \$1,500,000	Loan Amount > \$1,500,000
Purchase -85%	Floating	30	2.46%	2.46%
	3-year	30	4.17%	4.17%
	5-year	25	4.23%	4.23%
Rate & Term -85%	7-year	25	3.45%	3.45%
	10-year	30	4.81%	4.81%
	10-year	10	4.61%	4.61%
Cash Out-80% Limited	15-year	15	4.88%	4.88%
	15-year	25	4.52%	4.52%

CHURCH / RELIGIOUS / EDUCATIONAL

Max LTV	Fixed Term	Max. Amortization	Loan Amount < \$1,000,000	Loan Amount > \$1,000,000
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Purchase -90%	Floating	30	3.75%	3.75%
	5-year	30	4.00%	3.75%
Rate & Term -80%	7-year	30	3.84%	3.59%
	10-year	30	3.89%	3.64%
Cash Out-75% Limited	15-year	30	3.92%	3.67%
	30-year	30	3.96%	3.71%

REHAB / BRIDGE LOANS / HARD MONEY

	Max LTV	Fixed Term	Max. Amortization	Loan Amount < \$1,000,000	Loan Amount > \$1,000,000
Purchase -75%		3	Interest Only	7.50% 18.00%	6.99% 18.00%
Refinance - 75%		3	Interest Only	7.50% 18.00%	6.99% 18.00%

*** Note: rates vary widely depending on borrower credit, loan to value (LTV), loan size, property condition, market conditions and other factors**