



CR EQUITY AI

AI-NATIVE REAL ESTATE LENDING

FIX & FLIP · REHAB LOANS · BORROWER GUIDEBOOK

Fund the deal, not your bank account.

One loan for the purchase and the renovation. Up to 100% loan-to-cost for qualified, experienced investors — and a clear path for first-time flippers. Here is how it works, what it costs, and exactly what happens next.

100%

MAX LOAN-TO-COST
(3+ FLIPS, LOAN ≤
\$1M)

75%

MAX OF AFTER-REPAIR
VALUE (ARV) †

24-48h

FASTEST FUNDING
ONCE TITLE IS CLEAR

\$75K

MINIMUM
LOAN AMOUNT

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CR Equity AI, Inc. · NMLS ID 2797309 · www.crequity.ai · info@crequity.ai · (949) 328-6622

Refer your friends and family: www.crequity.ai/affiliate

Business-purpose loans only. Subject to credit approval and underwriting. Not a commitment to lend. Terms subject to change.

01 · PROGRAM AT A GLANCE

A rehab loan built around what the house will be worth

Most lenders size a flip on what the property is worth today — the exact number you are about to change. CR Equity AI sizes your fix and flip loan on your purchase price, your rehab budget and the after-repair value (ARV), and funds the purchase and the renovation in one facility.

Term	What it means for you
Loan type	Business-purpose fix and flip / rehab bridge loan — purchase and renovation in one loan
Maximum advance	Up to 100% loan-to-cost (LTC) when you have 3+ completed projects and the loan is \$1,000,000 or less. Otherwise up to 95% LTC, set by your experience and credit score (Section 02)
After-repair value cap	Total loan capped at 75% of ARV on every tier †
Minimum loan	\$75,000
Term	Up to 24 months of bridge financing, then up to 36 months of stabilization if you decide to hold — no new application between the two
Payments	Interest-only † — principal is repaid when you sell or refinance
Interest rate	Priced deal by deal and stated on your term sheet before you commit
Credit check	Soft pull to see your terms — no impact on your score. Hard pull only after you accept terms and move to closing
Income documents	No pay stubs, W-2s or tax returns — we underwrite the deal, not your paycheck
Speed	Terms in ~5 minutes · decision in ~4 hours · funding in as little as 24–48 hours once title is clear · typical close 9–15 days
Eligible collateral	Non-owner-occupied single-family, multifamily, mixed-use, retail, office, industrial, storage and hospitality. Not RV or trailer parks
Lender	CR Equity AI underwrites with its own AI platform; the decision on your deal is made in-house

† **How to read this guidebook.** Items marked with a dagger are program guidelines that are confirmed for your specific deal only in your written term sheet. Every number here is a ceiling, not a promise — your actual advance, rate and fees depend on your property, your experience and underwriting.

02 • HOW MUCH CAN I BORROW?

Your leverage is set by experience and credit

Count your completed projects (bought, improved and sold or refinanced), find your credit band, and read across. That is the most we can advance as a percentage of your total cost — purchase plus rehab.

Completed projects	Credit 660-699	Credit 700-719	Credit 720+
First-time investor (0)	70%	75%	80%
1-2 projects	75%	80%	85%
3-5 projects	80%	85%	90%
6-9 projects	85%	90%	93%
10+ projects	85%	90%	95%
3+ projects and loan ≤ \$1,000,000 100% of purchase + rehab — credit score does not gate this tier			

TWO LIMITS APPLY TO EVERY LOAN

- **Loan-to-cost (LTC):** the percentage from the table above, applied to purchase price + rehab budget.
- **After-repair value (ARV):** the loan cannot exceed 75% of what the property will be worth once the work is done †.

Your loan is the **lower** of the two. A strong ARV is what makes 100% financing possible.

WORKED EXAMPLE

Deal	Experienced (3+ flips)	First-timer, 720+ credit
Purchase price	\$200,000	\$200,000
Rehab budget	\$50,000	\$50,000
Total cost	\$250,000	\$250,000
After-repair value (ARV)	\$350,000	\$350,000
LTC limit	100% = \$250,000	80% = \$200,000
ARV limit (75%) †	\$262,500	\$262,500
Maximum loan (lower of the two)	\$250,000	\$200,000
Your down payment toward cost	\$0	\$50,000

Important: "100% financing" covers the purchase and the rehab. Closing costs, title and escrow, lender fees and any required reserves are still due at closing and are shown on your term sheet and settlement statement. Plan for them.

CREDIT BELOW 660?

The experience grid starts at 660. Below that score we may still review the file case by case — the property type and the strength of the deal carry more of the weight, and leverage is lower. Talk to us before you apply. †

03 • COSTS, FEES AND PAYOFF

What the loan costs — no surprises

Every fee is disclosed on your term sheet before you sign. Nothing new appears at the closing table.

Item	How it works
Interest rate	Fixed for the term and priced on your deal — experience, credit, leverage and property all factor in. Stated on your term sheet.
Monthly payment	Interest-only †. On construction draws, interest generally accrues on funds actually advanced †.
Origination fee	1% of the loan on loans funded by CR Equity AI †. Where a deal is placed with a capital partner, the fee is set on the term sheet and does not exceed 2%.
Technology fee	\$999, paid at closing †. Covers our AI underwriting and AIVAA™ valuation platform.
Third-party costs	Title insurance, escrow/settlement, recording, insurance and any inspections or valuation ordered for your file.
Exit fee	Only if stated on your term sheet; otherwise none.
Prepayment	Short early-payoff schedule †: 3% if repaid within 30 days · 2% at 31–45 days · 1% at 46–91 days · no prepayment charge after day 91.
Extensions / hold option	Bridge up to 24 months. If you decide to keep the property, convert into stabilization for up to 36 months with no new application, subject to the terms then in effect.

Fees are subject to credit approval and are outlined on each term sheet prior to execution.

04 • WHO QUALIFIES

ELIGIBLE

- Investors buying and renovating a property to sell or reposition
- Owners funding renovation on a property they already own
- LLC and other entity borrowers on business-purpose deals
- Deals with a defensible ARV and a scoped rehab budget
- First-time investors — zero completed flips does not disqualify you
- Experienced flippers — 3+ projects and a loan ≤ \$1M reaches 100% LTC

NOT ELIGIBLE

- Owner-occupied primary residences or any consumer-purpose loan
- RV parks and trailer parks
- Loans under \$75,000
- Rehab budgets without a scope of work or a credible ARV
- Deals without a credible exit (sale or refinance) plan

ITIN and foreign-national investors: see crequity.ai/programs/itin-foreign-national-loans for borrower-specific eligibility.

05 · CONDITIONS AND WHAT WE NEED

Your document checklist

To price your deal we need just three numbers: purchase price, rehab budget and ARV. To close, the file below. The faster it arrives, the faster you fund.

THE DEAL

- Signed purchase contract (or deed, if you already own it)
- Detailed scope of work and line-item rehab budget
- ARV support — comparable sales, or our AIVAA™ valuation
- Exit plan: sell, or refinance and hold
- Property photos (current condition)

THE BORROWER

- Entity documents: articles, operating agreement, EIN, good standing
- Government-issued photo ID for each guarantor
- Track record schedule — address, purchase and sale dates and prices of completed projects (if claiming experience)
- Bank statements showing funds for closing costs and reserves
- Credit authorization (soft pull for terms; hard pull at closing)

CONDITIONS TO CLOSE

- Clear title and first-lien position on the property
- Satisfactory valuation supporting the ARV used to size the loan
- Approved rehab budget and scope
- Hazard / builder's-risk insurance naming CR Equity AI as mortgagee †
- Personal guaranty from the key principal(s) †
- Satisfactory background and credit review
- Signed term sheet and loan documents

HOW REHAB FUNDS ARE RELEASED

Rehab money is held back at closing and paid out in draws as work is completed and verified †. Submit a draw request with photos or an inspection, we confirm the work, and funds go out — so the job never stalls waiting on capital.

Tip that speeds every file: send the scope of work and track record with your first submission. Those two items drive your leverage tier and are the most common reason a file waits.

06 • NEXT STEPS

From quote to funded in five steps

Most clean files close in 9–15 days. The fastest fund in 24–48 hours once title is clear.

1

Get your terms — about 5 minutes. Enter your purchase price, rehab budget and ARV at crequity.ai/quick-quote. Soft credit pull only; your score is not affected.

2

Submit the deal. Upload your contract, scope of work and track record at crequity.ai/submit-deal. Our AI reads the file and a decision typically follows within about 4 hours.

3

Review and sign your term sheet. It shows your loan amount, rate, every fee and your cash to close. Questions? We walk through it line by line.

4

Underwriting and title. We complete valuation, background and the hard credit pull, and order title. CR Equity AI coordinates with the title company for you.

5

Close and start the work. Purchase funds at closing; rehab funds are released in draws as the work is completed.

Ready to go? Get terms at crequity.ai/quick-quote • Submit a deal at crequity.ai/submit-deal • Program details at crequity.ai/programs/fix-and-flip • Answers at crequity.ai/faq
Talk to us directly: info@crequity.ai • (949) 328-6622

Other programs worth knowing

- **F.L.E.X. 50™** — light-documentation alternative: a lighter file and faster close in exchange for a 50% cap.
- **DSCR rental loans** — keeping the property? Qualify on the rent, not your income. No prior experience required. See crequity.ai/programs.

Know another investor? Refer them to us.

Send friends, family and fellow investors to www.crequity.ai/affiliate. We pay on every closed referral, and our client rewards program applies to your own repeat business too.

07 • PLAIN ENGLISH

The terms on your term sheet, explained

Fix and flip loan

A short-term loan to buy a property, renovate it and sell it (or refinance it) for a profit.

Rehab loan

Same idea — a loan that includes money for renovation. Here, purchase and rehab are one loan.

Loan-to-cost (LTC)

The loan divided by your total cost (purchase + rehab). \$250,000 loan on a \$250,000 project is 100% LTC.

After-repair value (ARV)

What the property should be worth once the renovation is finished. Your loan is sized against it.

ARV cap

The most we lend as a share of ARV — 75% on this program †. On a \$350,000 ARV, that is \$262,500.

Loan-to-value (LTV)

The loan divided by the property's value. Used mainly for refinances and rental loans.

100% financing

We fund the full purchase and rehab — you bring closing costs and fees, not a down payment.

Interest-only

Your monthly payment covers interest only; the loan balance is paid off when you sell or refinance.

Draw

A release of rehab money after a phase of work is done and verified.

Holdback

The rehab portion of your loan, held at closing and paid out in draws.

Scope of work (SOW)

Your line-by-line renovation plan and budget. It supports your ARV and your draws.

Origination fee

The lender's fee for making the loan, shown as a percentage of the loan amount.

Prepayment charge

A fee for paying off very early. Here it ends after day 91 †.

Term sheet

A summary of your proposed loan — amount, rate, fees, conditions — that you review and sign before closing.

Cash to close

What you wire to the title company at closing after the loan funds: fees, costs, reserves and any down payment.

Soft credit pull

A credit check that does not affect your score. Used to show you terms.

Hard credit pull

A full credit inquiry, run only once you accept terms and move to closing.

Business-purpose loan

A loan for investment, not for a home you live in. Required for this program.

Personal guaranty

Your personal promise to repay if the borrowing LLC cannot.

First lien

Our loan is the first claim on the property — no other mortgage ahead of it.

Track record

Your completed projects. More projects means higher leverage.

Exit strategy

How you repay: sell the property, or refinance into a long-term rental loan.

Stabilization

The hold phase after renovation — up to 36 months — before a sale or long-term refinance.

DSCR loan

A rental loan that qualifies on the property's rent instead of your income. A common exit for a flip you keep.

AIVAA™

CR Equity AI's AI valuation platform — values your property in minutes, without a three-week wait.

Title insurance

Protects the owner and lender against ownership or lien problems missed before closing.

08 · FREQUENTLY ASKED QUESTIONS

Straight answers

Can I really get 100% financing on a fix and flip?

Yes — with three or more completed projects and a loan of \$1,000,000 or less. It covers purchase and rehab, up to 75% of ARV †. Closing costs and fees still apply.

I've never flipped a house. Can I qualify?

Yes. First-time investors start at 70–80% of cost depending on credit. Every deal still needs a credible ARV and a scoped budget.

Will checking my terms hurt my credit?

No. We use a soft pull to price your deal. A hard pull only happens after you accept terms.

Do I need tax returns or pay stubs?

No. We underwrite the property and the deal, not your personal income.

Is the renovation budget included?

Yes — purchase and rehab in one loan. Rehab funds are released in draws as work is completed.

How fast can I close?

As little as 24–48 hours on a clean file once title is clear. Typical close is 9–15 days.

What if I decide to keep the property?

Move into stabilization for up to 36 months with no new application, or refinance into a DSCR rental loan.

Are you a direct lender?

Yes. We underwrite with our own AI platform and the decision on your deal is made in-house.

09 · IMPORTANT DISCLOSURES

This guidebook is general program information for business-purpose real estate investment loans and is not a commitment to lend, a loan approval, or an offer of credit. All loans are subject to credit approval, underwriting, property valuation, title review, and program eligibility. Advance rates, the 75% ARV cap, fees, prepayment terms, draw procedures, insurance and guaranty requirements are program guidelines confirmed only in a written, executed term sheet and loan documents; items marked † are guidelines pending confirmation for your specific loan. Rates and terms change without notice. Loans are not available for owner-occupied or consumer-purpose transactions. Leverage figures exclude closing costs, fees and reserves. CR Equity AI, Inc., NMLS ID 2797309 · 3458 Lakeshore Drive, Tallahassee, FL 32312 · www.crequity.ai · info@crequity.ai · (949) 328-6622.

BORROWER ACKNOWLEDGMENT

I have received and reviewed the CR Equity AI Fix & Flip Borrower Guidebook (CRE-FF-GB-2026-1008) and understand it is informational and not a commitment to lend.

Borrower / Guarantor signature · Date

Printed name · Entity

Refer your friends and family — www.crequity.ai/affiliate. We pay on every closed referral. Rob Stewart, Founder & CEO
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