



Loan Quote

Property Address: 415 E 10th ST., Pittsburg, CA
 Purchase Price / Est Value: \$1,800,000

	Option 1 5 Year Fixed	Option 2 7 Year Fixed
Loan Terms		
Loan Amount	\$1,260,000	\$1,170,000
Interest Rate (as of 6/21/2023)	6.25%	6.35%
Initial Fixed Rate Period	5 years	7 years
Monthly Payment	\$7,829	\$7,348
Amortization Period	30 years	30 years
Loan Term	10 years	10 years
Rate Adjustments (after fixed period)	Once	Once
Adjustment Index	5 Year Treasury	3 Year Treasury
Adjustment Margin	2.50%	2.50%
Interest Rate Floor	Initial Rate	Initial Rate
Interest Rate Ceiling	10.25%	10.25%
Prepayment Penalty	None	None
Maximum Loan-To-Value	70.00%	65.00%
Recourse	Yes	Yes
Early Rate Lock	Yes	Yes
Transaction Costs		
BluePoint Fee	1% of Loan Amount	1% of Loan Amount
Lender Fee	0.25% of Loan Amount	0.25% of Loan Amount
Lender Processing Fee	\$3,000 (est.)	\$3,000 (est.)
Third Party Reports	\$7,500 (est.)	\$7,500 (est.)
Misc Fees (est.)	\$500 (est.)	\$500 (est.)
Total Estimated Fees	\$26,750	\$25,625

This is an indicative quote and not to be considered a loan commitment.

Terms may fluctuate due to underwriting due diligence, loan approval requirements, and/or changes in market rates.

Rates and programs quoted as of March 2, 2023 and are subject to change.