

Purchase Criteria

Northern Star Mortgage Fund

NorthernStarMortgage.com

At a Glance – We buy performing, re-performing, sub-performing and non-performing loans. Conventional, Seller Financed, Private Money, Contract for Deed, Non-QM, Scratch & Dent. Originated in all 50 States, all lien positions - **minimum 10% discount**

Multi-Family Apartment Loans

1. *Loan Type – Multi-Family Apartment*
2. Lien position – 1st, 2nd, 3rd
3. Multi-Family – 5-300 units
4. Location - All 50 States
5. Loan to Value - Unlimited current LTV
6. Loan Amounts - \$1,000,000 - \$10,000,000
7. Pool size- Minimum - Single loans or multiple loans, maximum - \$10,000,000 UPB
8. Year of Origination - All Vintages
9. Minimum discount 10%

Performing, Sub-performing, Re-performing & Modified

1. *Loan Type – Conventional, Seller Financed, Private Money, Contract for Deed (CFD), Non-QM*
2. Lien position – 1st, 2nd, 3rd, Line of Credit
3. Property type - Residential 1-4 units, Co-op, PUD / Commercial Multi-family
4. Location - All 50 States
5. Loan to Value - Unlimited current LTV
6. Loan Amounts - \$25,000 - \$1,500,000
7. Rate type – Fixed, Adjustable, Hybrid
8. Income - Full, light, stated, NINA
9. Occupancy – Owner, Income, Vacation/2nd Home
10. Credit score - No minimum FICO
11. Pool size- Minimum - Single loan, Maximum - \$10,000,000 UPB
12. Year of Origination - All Vintages
13. Minimum discount 10%

Northern Star Mortgage Fund, LLC

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(855) 992-STAR

Non-Performing (NPN)

1. *Loan Type – Conventional, Seller Financed, Private Money, Contract for Deed (CFD), Non-QM*
2. Lien position – 1st, 2nd, 3rd, Line of Credit
3. Property type – Residential 1-4 units, Co-op, PUD / Commercial Multi-family
4. Location - All 50 States
5. Loan to Value - Unlimited current LTV
6. Loan Amounts - \$100,000 - \$1,000,000
7. Rate type – Fixed, Adjustable, Hybrid
8. Income - Full, light, stated, NINA
9. Occupancy – Owner, Income, Vacation/2nd Home
10. Credit score - No minimum FICO
11. Pool size- Minimum - Single loan, Maximum - \$10,000,000 UPB
12. Year of Origination - All Vintages

Scratch and Dent/Agency Ineligible

1. Loan Type – FHA, VA, FNMA, FHLMC, USDA, Conforming, Jumbo
2. Institutional Origination – Bank, Mortgage Co, CU Etc.
3. Performing or Non-Performing
4. New Origination or Seasoned
5. 1st lien position
6. Residential 1-4 units and co-op's
7. All 50 States
8. Unlimited current LTV
9. \$50,000 - \$2,000,000 loan amounts
10. Fixed and ARM
11. O/O, Second Home, N/O/O
12. Minimum pool size \$500,000
13. Max pool size \$25,000,000
14. Minimum discount 10%