

INFILL CONSTRUCTION PROGRAM



FIRST AND SECOND MORTGAGE CONSTRUCTION LOANS

LOAN AMOUNT \$500,000 to \$5,000,000	INTEREST RATE 1st Mortgages: 7.0% to 8.0% and 2nd Mortgages: 8.0% to 9.0%	LAND FACILITY Up to 70% of Lot Purchase Price or Appraised Value	CONSTRUCTION FACILITY 100% of Hard Construction Costs	INTEREST RESERVE FACILITY Available for the term of Construction	LENDER'S FEE Starting from: 1.5% of Loan Amount	PREPAYMENT Fully Open Subject to 15 Days Notice

SAMPLE TRANSACTION 3,500 SQ. FT. CUSTOM HOME

ITEM	COST	LOAN AMOUNT	OWNER EQUITY
LAND COST	\$750,000	\$500,000	\$250,000
HARD COSTS (at \$220 per sq. ft.)	\$550,000	\$550,000	\$0
INTEREST COST	\$65,000	\$65,000	\$0
SOFT COSTS	\$110,000	\$0	\$110,000
TOTAL	\$1,475,000	\$1,115,000	\$360,000

- Monies advanced on work in place basis; total loan to cost not greater than 80% and loan to value should not exceed 70% of end value
- If second mortgage, then deduct first mortgage from Firm Capital loan amount outlined above
- **Underwriting criteria:** Mortgage application, Credit Bureau, Construction Budget Template, Preliminary Drawings if Available, AACI Appraisal indicating as-is land value and completed project value and Construction Draws Certified by Appraiser

To learn more, contact us today:

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