



Lot Loan Financing

Purchases up to \$1000000

Note: higher loan amounts available on an exception basis

Loan To Value	75% Written Guidelines <= 90% Available based upon borrower qualifications
Rate & Term	Prime + 0.5% -- 1.0% 3 yr balloon 360 Amortization
Program	Full Documentation
Credit Score	680+
Lender Fees	1.5%

Construction Financing

A one time close loan program designed to provide a borrower with financing to purchase the lot and cost of construction in one simple transaction. Land, construction and permanent financing are done with one set of documents and one closing. At the completion of the homes construction, the loan will convert from construction financing to permanent financing through the modification of the original loan document.

Construction Phase	Prime + ½% Interest Only Payments 12-18 Month Term
Primary & Second Homes	Full Documentation Stated Income – Verified Assets
Investment	Available on Exception Approvals
Loan to Value	
Full Documentation	80% LTV \$750,000 – 1,000,000 (\$937,500 - \$1.2m Purchase) 75% LTV \$1,000,000 to \$1,500,000 (\$1.3 – \$2.0m Purchase) 65% LTV \$2,000,000 to \$3,000,000 (\$3.0 - \$4.6m Purchase)
Stated Income	80% LTV \$750,000 – 1,000,000 (\$937,500 - \$1.2m Purchase) 70% LTV \$1,000,000 to \$1,500,000 (\$1.3 - \$2.0m Purchase) 55% LTV \$2,000,000 to 3,000,000 (\$3.6 - \$5.4m Purchase)
Lender Fees	1.0%

Permanent Loan Financing

- ARM or Fixed Programs Available
- Rate Locked at closing of construction financing
- No Fees at modification from construction loan financing
- Ability to re-lock at lower rate (Float Down Option)
 - \$250 fee due at modification

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Note: All Rates, Fees & Programs are subject to change without notice

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