



Underinsured Condo Financing

If you have a client looking for financing for an underinsured condo, Finance Factors may have the solution for you. If the building was built in the year 1980 or later and is a well-maintained, reinforced concrete structure, contact us to see if we can help.

Program Guidelines:

Loan To Value (LTV)/Loan Amount	Owner-Occupant Purchase or Rate & Term Refinance	Second Home, Investor and/or Cash-Out
≤ \$750,000	65%	55%
\$750,001 - \$1,209,750	60%	50%

- Owner-Occupants, Second Homes and Investors
- Standard 1/1/30 or 3/1/30 ARMs only
- 700 Minimum FICO
- 43% Maximum DTI, must include all expenses associated with the unit
- Maximum loan amount is \$1,209,750 (or the applicable conforming loan limit for Guam)

Property Guidelines:

- **Well-maintained, reinforced concrete structures built in the year 1980 or later only**
- Full H06 coverage required
- Infrastructure must be well-maintained
- Association must have well-funded reserves
- Building must meet all other standard underwriting criteria (except for underinsurance)
- Limited to 5 loans per building by Finance Factors
- Available for properties in Guam only



FINANCE FACTORS

GUAM'S CHOICE FOR HOME LOANS

FOR REAL ESTATE PROFESSIONALS ONLY

The foregoing is for informational purposes only and not to be distributed to any consumer. This is not an offer to make a loan. The making of any loan and the terms thereof are subject to Finance Factors' underwriting approval. All information is subject to change at any time.

HERE TO MAKE YOUR HOME GOALS HAPPEN!