



Extreme Condition Property Loan

Tear Down - Rebuild - Renovate

Rates effective: 05/05/25

Program	Initial Fixed Rate	Points
3/1/30 ARM	9.250%	2.00%
2/1/30 ARM	9.000%	2.00%
1/1/30 ARM	8.875%	2.00%

FICO Score	Purchase	Refi and Cash-Out
740 or higher	75% Max LTV	50% Max LTV
700 - 739	70% Max LTV	50% Max LTV

* FICO scores below 700 considered with LOE and lower LTV

1. RATE LOCKS: It is the responsibility of the Broker to request the rate lock with their Loan Officer.

- Lock requests must be received by 2:00P HST to obtain that day's rate.
- A lock expiration that falls on a weekend or holiday will roll to the next business day.
- Lock/Extension Fees will be added to points:

Initial Lock Periods/Fees			Lock Extension Options/Fees**			
30 Days	45 Days	60 Days	7 Days	14 Days	21 Days	30 Days
0.000%	0.125%	0.250%	0.125%	0.250%	0.375%	0.500%

**Total lock period, including extensions, must not exceed 60 days.
Extension requests resulting in a total lock period of more than 60 days will be considered a re-lock and will be based on worst-case pricing.

2. Maximum loan amount of \$750,000. Please call to discuss larger requests.
3. Reduce LTV 15% for Resort-zoned properties and/or Properties using short-term rents to qualify.
4. Resort-zoned properties and/or Properties using short-term rents to qualify - add 0.25% to rate, margin and points. (If Resort-zoned and Property using short-term rents to qualify, only one will apply.)
5. No LTV or pricing adjustment for investors.
6. LTV will be based on the site value of the property.
7. DTI, FICO and Foreign Investor LLPAs apply.
8. Fully-indexed rate will be based on the 1-year T-Bill plus a minimum margin of 3.500%.
9. Borrower must have the financial strength and a viable strategy to complete construction or repairs within 3 years.
10. Please contact a Business Development Manager for additional terms, conditions and general requirements.

FOR MORE INFORMATION, PLEASE CALL:

Finance Factors, NMLS #449916
 info@financefactors.com
 808-522-2000
 Toll-Free: 1-800-648-7136

(Rates and terms are subject to change without notice.)

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