

Extreme Condition Property Loans

Purchase or Refinance a property that is *beyond* a “fixer-upper” with our Extreme Condition Property Loan!

Do you have a buyer looking to purchase a property with a dwelling in extreme condition that is practically a “tear down”? Does your client intend to demolish the home and build a new home, or do a complete renovation? Call today and find out why our new **Extreme Condition Property Financing** program could be exactly what the doctor ordered for your client!

Target Market

Borrowers who want to purchase a property in extreme condition with the intent to either:

- ◆ Demolish and rebuild
- ◆ Do a major renovation to the existing home

General Guidelines	Residential-Zoned	Agricultural-Zoned
Loan Amounts	\$25,000 to \$750,000	\$25,000 to \$500,000
Minimum FICO Score	None*	700
Loan Program	1-, 2-, or 3-year ARM	1-, 2-, or 3-year ARM
Amortization and Term	30 years	30 years

*Lower FICOs considered with reduced LTV on residential-zoned properties only

How Do We Underwrite?

We order an “as is” appraisal but base our loan-to-value (LTV) on the site value of the property. We evaluate the borrower’s capacity to subsequently demolish and rebuild or renovate the existing home as part of our underwriting process.

Maximum LTVs

Residential-Zoned			Agricultural-Zoned		
Loan Amount	FICO		Loan Amount	FICO	
	700-739	740+		700-739	740+
\$25,000 - \$750,000	70%	75%	\$25,000 - \$300,000	65%	70%
			\$300,001 - \$500,000	60%	65%

Other Requirements and Guidelines:

- ◆ Borrower is required to complete construction or renovation within 3 years of the loan closing
- ◆ Cash-out refinance is permitted for borrowers who intend to use the loan proceeds for construction or renovation of the subject property at 50% LTV
- ◆ Borrower must validate assets, capacity, and present a realistic and achievable plan to build or renovate within 3 years
- ◆ Agricultural-zoned guidelines apply to properties less than 5-acres - Call for larger properties.
- ◆ Call to discuss larger loan amounts.

Call Finance Factors. We can help!

If you have a loan situation different from the above, call us to discuss alternative loan structures, exceptions and larger requests.



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