



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.

- Maximum loan amount of \$750,000. Please call to discuss larger requests.
- Reduce LTV 15% for Resort-zoned properties and/or Properties using short-term rents to qualify.
- 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.)
- No LTV or pricing adjustment for investors.
- LTV will be based on the site value of the property.
- DTI, FICO and Foreign Investor LLPAs apply.
- Fully-indexed rate will be based on the 1-year T-Bill plus a minimum margin of 3.500%.
- Borrower must have the financial strength and a viable strategy to complete construction or repairs within 3 years.
- 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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