



Extreme Condition Property Loan

Tear Down - Rebuild - Renovate

Rates effective: 06/02/25

| Program | Initial Fixed Rate | Points |
|------------|--------------------|--------|
| 3/1/30 ARM | 9.625% | 2.00% |
| 2/1/30 ARM | 9.375% | 2.00% |
| 1/1/30 ARM | 9.125% | 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.)

FOR USE BY MORTGAGE PROFESSIONALS ONLY



This rate sheet is not for consumer distribution or use. This information may only be distributed to and used by licensed professionals in the mortgage lending business. Any other distribution is strictly prohibited.

