

**Pacific Mortgage Master**  
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## Residential Renovation Construction Loan

### Advantages/Program Highlights!

This program is designed for Borrowers who need to finance the renovation or expansion of a property they currently own or one they plan to purchase. Upon completion, the loan may be converted to a permanent loan.

#### The Advantage:

- Fast pre-qualification typically within 3 - 5 business days
- Loans available to Borrowers with excellent to less than perfect credit
- Flexible draw schedules
- Borrower may act as their own General Contractor without a site supervisor
- 1 to 4 family properties preferred, will consider up to 12 units
- 12 month construction term (permanent financing may be available)
- Loan amounts of up to 90% of the appraised value on single family, owner occupied, full income documentation, conforming loan amounts. Please call for additional information on other programs offered.
- Interest Only payments based on funds drawn
- Full income documentation, self-employed and limited income programs
- Loans amounts from \$50,000 to \$2,000,000

Loans available in the following states: AK, AL, CA, CO, CT, DE, FL, GA, HI, ID, IL, IN, IA, KS, KY, MA, MD, ME, MI, MO\*, MT, NC\*, NE\*, NH, NJ, NY, OH, OK, PA, RI, SC, TN, UT, VA, WA, WY \*Non-owner occupied only

#### **Documents required for a full application package. Submit by Email, USPS or overnight mail only:**

1. Fully Completed and Signed 1003 application
2. Tri-merge Credit Report for Borrower(s)
3. Current month pay stubs if a W2 Employee
4. 2 Years Tax Returns Including all Schedules and W2's (if applicable)
5. Asset Verification (2 Months statements for all accounts including checking, savings, 401k, IRA, stocks, other)
6. Legible copy of a valid drivers license for Borrower(s)
7. Appraisal based on plans and specs from an approved permanent loan appraiser
8. Signed and Accepted Purchase Contract for Land/Lot or Closing Statement on Land/Lot Purchase
9. Plans and Specs and Survey Map
10. Self Build Questionnaire and completed Construction Cost Breakdown (if applicable)
11. Signed and Accepted Building Contract and our approved Builder Profile (if applicable)
12. Signed and Accepted Broker Fee Agreement