



Pacific Mortgage Master

www.pacificmortgagemaster.com

(800) 714-5175

It's finally here!

Builder/Sold Construction Loan

Program Highlights!

This program is designed to provide a business loan for a Builder who has a contract to sell the home once the property is completed. Upon completion, we may be able to provide a permanent loan to the Buyer.

- Fast Pre-Qualification, typically within 1-3 business days
- Flexible draw schedules
- Loans are available to Borrowers with excellent to less than perfect credit
- Flexible Underwriting
- Deal directly with the Loan Officer/Underwriter
- Land purchase may be included in the construction loan
- Loans available to Builders with less than 4 years of building experience

Program Guidelines:

- 1 to 4 family properties are eligible
- Loan amounts from \$75,000 to \$2,000,000
- Loan amounts up to 80% of the contract price
- 12 month term (Longer terms available on an exception basis)
- Lot advance up to 75% of the lot purchase price
- 1st mortgage position only
- Interest only payments based on funds drawn
- Full income documentation, self-employed, and limited documentation programs

Rates and Fees:

- Rates: WSJ Prime plus 1.95% to Prime plus 2.95% (Rates could be higher for Sub Prime Borrowers)
- Application Fee: \$350
- Loan Fee: 1.00% to 1.50% (based on overall qualifications)
- Maximum Broker fee 2.00%

To start the lending process, call (585) 256-2600 or download the Loan Submission Sheet above.

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

So, if you have any deals that you would like us to look at or if you have any questions or want more information, please give us a call at: (800) 714-5175