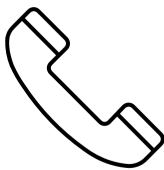


Financing Your Dream Home

Step 1 – Get Pre-qualified

This is your first step to financing your new home. Your loan officer will help guide you through your financial plan that includes looking at your current housing situation, purchasing a lot, and ultimately construction of your new home. The financial plan will be outlined as a part of your construction loan pre-qualification.



You will normally begin the process with a phone call with your loan officer. They will review your scenario, answer any questions and collect the background information needed to put the financial plan together for your pre-qualification.



After your conversation with your loan officer, they will send you a link via email for you to complete the online pre-qualification application. The email will also contain a list of documents the loan officer will need to complete the review. These documents can be uploaded securely through the online portal.



Your application will typically be reviewed within two business days. The loan officer will pull a credit report, as well as review the documents you uploaded.



Once the pre-qualification process is complete, the loan officer will issue you a pre-qualification letter and cost sheet to show you an estimate of what to expect when it comes to financing your new home.

Step 2 – Find Your Lot and Design Your Home

Once you receive your pre-qualification, you are good to make an offer on the lot and start the design process of your new home. Once under contract, this will start the next phase of your financing journey. The loan officer will:

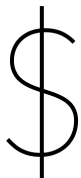
- collect any updated documents needed for your loan application.
- send you initial loan disclosures including the formal loan estimate.
- work with underwriting so we can provide you with a formal mortgage commitment.

Step 3 – Final Numbers & Design Completion – Appraisal Ordered

Once the design is finalized and all the selections are finished, the final numbers will be completed and provided to the lender for the appraisal to be ordered. The appraisal process will typically take 2 to 3 weeks to complete.

Step 4 – Loan Closing & Settlement

Just before construction is ready to begin and typically once permits are in hand, loan closing and settlement will take place.



Any remaining funds you need for the project which have been disclosed during the loan process would be brought to this settlement via wire or certified bank check.



During closing, you will sign the final loan documents. The ownership of the property would change hands from the seller to you at this time.

Step 5 – Construction Starts & Your Home Is Completed

Once the construction loan is setup, you will make monthly interest only payments on the loan during the construction phase. These payments will be calculated each month based on the outstanding principal amount. Your payments will start relatively low and increase as more money is issued to the builder during construction.

Upon the completion of your home, you will have the option of paying down the loan balance, if you would like. We will also look at floating down your interest rate to a lower rate, if the market is better at that time. Your loan will then “modify” into the permanent phase of the loan based on the new loan balance and interest rate.