

## CONSTRUCTION 2x MATRIX

Effective July 1, 2020

New Construction (Ground Up)	Guidelines
Buying Vacant Lot and Construction Cost	<ul style="list-style-type: none"> <li>▪ Maximum LTV is 90% of total cost (lot price + construction cost).</li> <li>▪ Borrower must invest a minimum of 5% of their own funds of the total cost into the transaction. (If appraised value is lower than the total cost, that value will be used for calculation.)</li> </ul>
Own Lot Free & Clear and Construction Cost	<ul style="list-style-type: none"> <li>▪ Up to 90% of the appraised value (subject to completion).</li> <li>▪ Rolling closing costs into the loan amount is acceptable.</li> </ul>
Lien on the Lot and Construction Cost	<ul style="list-style-type: none"> <li>▪ Up to 90% of the appraised value (subject to completion).</li> <li>▪ Rolling closing costs into the loan amount is acceptable.</li> <li>▪ Borrower must provide HUD/CD from the closing of the lot loan to show a minimum 10% investment when the lot was acquired. If not, borrower must invest 5% of construction cost into new loan.</li> </ul>

\*\*\*Lot donation is now treated the same as owning the lot free and clear.

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## CONSTRUCTION 1x MATRIX

Effective July 1, 2020

New Construction (Ground Up)	Guidelines
Buying Vacant Lot and Construction Cost	<ul style="list-style-type: none"> <li>▪ Maximum LTV is 90% of total cost (lot price + construction cost).</li> <li>▪ Borrower must invest a minimum of 10% of their own funds of the total cost into the transaction. (If appraised value is lower than the total cost, that value will be used for calculation. The appraised value being greater than the construction cost does not negate the required 10% investment.)</li> </ul>
Own Lot Free & Clear and Construction Cost	<ul style="list-style-type: none"> <li>▪ Up to 90% of the appraised value (subject to completion).</li> <li>▪ Rolling closing costs into the loan amount is acceptable.</li> </ul>
Lien on the Lot and Construction Cost	<ul style="list-style-type: none"> <li>▪ Up to 90% of the appraised value (subject to completion).</li> <li>▪ Rolling closing costs into the loan amount is acceptable.</li> <li>▪ Borrower must provide HUD/CD from the closing of the lot loan to show a minimum 10% investment when the lot was acquired. If not, borrower must invest 5% of construction cost into new loan.</li> </ul>

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## RENOVATION MATRIX

Effective July 1, 2020

Renovation	Guidelines
Free & Clear Home and Renovation Cost	<ul style="list-style-type: none"> <li>▪ Maximum LTV is 80% based on the appraised value (subject to completion).</li> <li>▪ Closing costs can be rolled into the loan amount if LTV permits.</li> </ul>
Mortgage on Home and Renovation Cost	<ul style="list-style-type: none"> <li>▪ Maximum LTV is 80% based on the appraised value (subject to completion).</li> <li>▪ Closing costs can be rolled into the loan amount if LTV permits.</li> </ul>
Purchasing Home and Renovation Cost	<ul style="list-style-type: none"> <li>▪ Maximum LTV is 80% based on the lower of total cost or appraised value (subject to completion).</li> <li>▪ Closing costs can NOT be rolled into the loan amount even if LTV permits.</li> </ul>
Home Donation and Renovation Cost	<ul style="list-style-type: none"> <li>▪ Maximum LTV is 80% based on the lower of total cost or appraised value (subject to completion).</li> <li>▪ Closing costs can NOT be rolled into the loan amount even if LTV permits.</li> </ul>

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