

# NEW CONSTRUCTION LOAN PROGRAM (1-4 Units)

Loans for experienced real estate investors seeking funding for ground-up construction projects.



**LOAN  
AMOUNT**  
\$100k - \$3M



**TERM**  
18-24 Months



**RATES<sup>1</sup>**  
Starting at 10.49%



**CREDIT  
SCORE**  
680 Minimum

**LTV<sup>2</sup>**

**Initial Loan Amount:** Up to 75% of the As-Is Value  
**Maximum Loan Amount:** Up to 75% of the After-Repair Value; Up to 90% Total Loan-to-Cost

**COLLATERAL**

Non-Owner Occupied 1-4 Units, Condos, Townhomes, PUDs  
**Minimum value:** \$100k as-completed

**REQUIREMENTS<sup>3</sup>**

- Completed Application
- Photo ID
- Credit / Background Reports
- Borrower Experience
- Approved Plans and Budget
- Contractor Review
- Entitlements and Permits
- Survey
- Feasibility Study
- Appraisal
- Proof of Liquidity
- Corporate Documents
- Insurance with Mortgagee Clause
- First Lien Position on Collateral
- Lender's Title Policy
- Personal Guaranty

## NEW CONSTRUCTION LEVERAGE

Fast Financing that Fits Your Real Estate Investments

Leverage Based on Experience<sup>4</sup>

Assuming Entitlements,  
Permits & Approved Plans

		INITIAL LOAN AMOUNT		MAX LOAN AMOUNT	
		Maximum Loan-To-Value	Maximum Loan-To-Cost	Maximum ARV	Total Loan-To-Cost
<b>Tier 1</b> Completed 10+ Ground Up Construction Projects	Purchase	Up to 75% of the As-Is Value	Up to 75% of the As-Is Value	Up to 75% ARV	Up to 90% Total LTC
	Refinance	Up to 75% of the As-Is Value	N/A	Up to 75% ARV	Up to 85% Total LTC
<b>Tier 2</b> Completed Between 5 and 9 Ground Up Construction Projects	Purchase	Up to 75% of the As-Is Value	Up to 75% of the As-Is Value	Up to 70% ARV	Up to 85% Total LTC
	Refinance	Up to 60% of the As-Is Value	N/A	Up to 70% ARV	Up to 85% Total LTC
<b>Tier 3</b> Completed Between 2 and 4 Ground Up Construction Projects	Purchase	Up to 70% of the As-Is Value	Up to 70% of the As-Is Value	Up to 65% ARV	Up to 80% Total LTC
	Refinance	Up to 60% of the As-Is Value	N/A	Up to 65% ARV	Up to 80% Total LTC
<b>Tier 4</b> Completed At Least 1 Ground Up Construction Project	Purchase	Up to 70% of the As-Is Value	Up to 70% of the As-Is Value	Up to 65% ARV	Up to 80% Total LTC
	Refinance	Up to 60% of the As-Is Value	N/A	Up to 65% ARV	Up to 80% Total LTC



**GROUND-UP CONSTRUCTION LOAN FEES<sup>5</sup>**

	<b>DUE DATE</b>	<b>COST</b>
Credit Report	After application review	\$24.99
Background Report	After application review	\$24.99
Appraisal <sup>6</sup>	Once appraisal is ordered	Determined by / paid to appraisal company. Based on property specifics
SITUS	Once appraisal is received	\$500
Survey	After appraisal is ordered	Determined by and paid to surveyor
Environmental Screening	After appraisal is ordered	\$150
Feasibility Study	If required; for heavy rehab only	\$400
Legal / Document Fees	At closing	\$995
Underwriting Fee	At closing	\$495
Processing Fee	At closing	\$90
Origination Fee	At closing	3% of total loan amount
Title Fees <sup>7</sup>	At closing	Determined by / paid to title company
Draw Fees <sup>8</sup>	After closing, as required	1-2 Units: \$450; + \$50/additional unit up to 4 units; \$20 wire fee per draw

1 Rate based on by credit score, LTV, experience level

2 Max LTV based determined by credit score, experience level

3 Green Block Inc. reserves the right to modify, add, or remove requirements at any time without notice.

4 Documented experience in the past three years

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6 As-is and ARV appraisals required. All appraisal orders include tax certification, flood zone certification, included in the cost.

7 Title fees may include, but not limited to: Lender's title policy premium, closing fee, recording fees, tax verification, overnight delivery, policy updates or endorsements.

8 Draws will not be funded until contractor lien waiver form has been received. Title date down may be required.