



LOAN AMOUNT
\$100k - \$3M



TERM
12-24 Months



RATES¹
Starting at 11.49%



CREDIT SCORE
650 Minimum

LTV²

Initial Loan Amount: Up to 75% of As-is; Up to 80% of the Initial LTC

Maximum Loan Amount: Up to 75% of the After-Repair Value or Up to 90% Total LTC

COLLATERAL

Non-Owner Occupied 1-4 Units, Condos, Townhomes, PUDs

Minimum value: \$150k as-completed

REQUIREMENTS³

- 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 Experience⁴

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
Tier 1 Completed 10+ Ground Up Construction Projects	Purchase	Up to 75% of the As-Is Value	Up to 80% 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 90% Total LTC
Tier 2 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 72.5% of the As-Is Value	N/A	Up to 70% ARV	Up to 85% Total LTC
Tier 3 Completed Between 2 and 4 Ground Up Construction Projects	Purchase	Up to 70% of the As-Is Value	Up to 72.5% of the As-Is Value	Up to 65% ARV	Up to 85% Total LTC
	Refinance	Up to 67.5% of the As-Is Value	N/A	Up to 65% ARV	Up to 85% Total LTC
Tier 4 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 82.5% Total LTC
	Refinance	Up to 65% of the As-Is Value	N/A	Up to 65% ARV	Up to 82.5% Total LTC



GROUND-UP CONSTRUCTION LOAN FEES⁵

	DUE DATE	COST
Credit Report	After application review	\$24.99
Background Report	After application review	\$24.99
Appraisal ⁶	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	\$525
Processing Fee	At closing	\$90
Origination Fee	At closing	Based on loan size and number of points
Title Fees ⁷	At closing	Determined by / paid to title company
Draw Fees ⁸	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.