

# Extreme Condition Property Loans

Purchase or Refinance a property that is beyond a “fixer-upper” with our Extreme Condition Property Loan!

**If you have a client that has found a property with an existing dwelling that’s in extremely poor condition that they plan to demolish and rebuild or do a major renovation - we can help!**

Our new **Extreme Condition Property Financing** program is designed to allow a homebuyer to acquire a lot or older home in neglected condition and give them sufficient time to develop plans and line up construction financing that will allow them to fully maximize the potential of that property.

## Target Market

- Buyers with the connections and know-how to build or renovate
- Owner-occupants or investors looking for a value purchase
- Investors who plan to build and either rent or flip the property

## How do we do it?

- We base our loan amount and loan-to-value (LTV) on the site value of the property, since the condition of the home is so poor. This is normally very close to the purchase price. We will finance up to 75% LTV and work our way down from there based on the borrower’s qualifications.
- We also do an evaluation of your client’s ability to complete construction within 3 years. Our prequalification process includes:
  - An evaluation of liquid assets, net worth, and income capacity
  - A description of their plans for construction or renovation

**Call Finance Factors. We can help!**

*We are experts at crafting custom, common-sense solutions for uncommon lending problems!*



**FINANCE  
FACTORS**  
GUAM'S CHOICE FOR HOME LOANS

**FOR REAL ESTATE PROFESSIONALS ONLY**

This flyer is for informational purposes only. It does not constitute an offer to make a loan. Any loan and the terms thereof are subject to Finance Factors' underwriting approval. The information stated herein are estimates calculated based on the loan programs currently offered by us. All of this information is subject to change without notice. Actual loan qualification requirements will be based on the specific underwriting guidelines applicable to each loan program at the time of application. Other terms and restrictions may apply.

**THE MODERN WAY TO MORTGAGE**