



Land Loan Programs

Finance Factors has money to lend to borrowers who want to purchase a vacant residential lot and build their dream home or an investment unit. Our land loan programs are short-term loans designed to allow buyers to acquire a vacant lot and give them sufficient time to develop plans and line up construction financing.

We will finance up to 70% of the purchase price or appraised value for residential-zoned lots, and up to 65% Loan-to-Value (LTV) on agricultural-zoned lots.

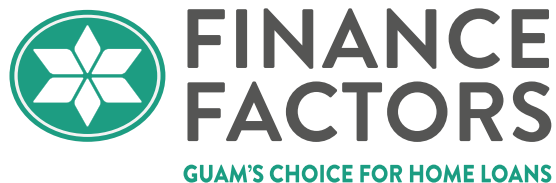
As part of the process of underwriting the land loan, we also evaluate the borrower's ability to qualify for construction financing. This is to ensure that borrowers are aware of the financial resources needed to complete construction of a home so they do not end up owning a vacant lot that they are unable to build on.

An assessment of the borrower's ability to build on the property or payoff the land loan prior to maturity will include:

- An evaluation of liquid assets, net worth and income capacity
- A written "exit strategy" detailing the borrower's plans for the property and the payoff of the land loan

Call Finance Factors First!

We are experts at finding common sense solutions to uncommon lending problems.



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