



WE KNOW CONSTRUCTION & HOME LOANS

Construction-to-Permanent Loans*:

- One loan does it all: purchase the lot, finance construction and a permanent mortgage. All in one loan, one closing!
- Up to 95% Loan to Value (LTV) for primary residences
- Up to 90% LTV for second homes
- Monthly payment terms
- Construction and Perm Fixed Rate locked in prior to construction
- Maximum loan amount-Fannie Mae conforming lending limit**

Rural Home Program*:

- Low down payments
- First-time homebuyers
- Manufactured housing on a permanent foundation (double-wide or larger)
- Unlimited acreage
- Amish/Mennonite program
- Up to 95% financing
- Rate/term refinances
- Cash-out refinances
- Multiple parcels of land
- Geodesic homes, log cabins and other unique forms of housing
- Maximum loan amount-Fannie Mae conforming lending limit**

Terms

- Terms to fit your budget
- Variable or adjustable rates
- No prepayment penalties

Home Style Farm Program*:

- Single family, owner-occupied primary residences
- Maximum loan amount of \$2,000,000
- Credit score must be at least 680
- Maximum LTV is 80%
- The real estate securing the loan must consist of at least five (5) acres of land that has agricultural production capabilities. If the subject property is less than five (5) acres, it must produce gross annual receipts of at least \$5,000 from the sale of agricultural products, with such income verified.

Government Programs*:

USDA Guaranteed Rural Housing Loan Program

- 100% financing, no down payment
- Closing costs can be included in loan
- No maximum seller concessions
- 100% gifted closing costs
- Not limited to first time homebuyer

VA

- Fixed rate programs
- No down payments on loan amounts less than or equal to Fannie Mae conforming lending limit**
- No mortgage insurance required
- Cash reserves not required for loans of Fannie Mae conforming lending limit** and under
- Loans are assumable
- 100% financing available

FHA

- Fixed-rate programs
- 3.5% minimum down payment on purchases
- Seller can pay up to 6% of sales price towards closing costs
- 100% gift funds allowed for down payment with no money required from the borrower
- No income limit restrictions
- Loan are assumable

** fanniemae.com

*Subject to Credit Approval



FARM CREDIT

Loans for
Farms, Homes & Land!

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