

## **INFILL CONSTRUCTION FINANCING**

Pricing – Prime + 3-4% depending on deal size.

Lender fees – 2-2.5%

Arrangement fee: 1-1.5%

Preliminary list of required documents:

### **1. Borrower/.Guarantor**

- a. Mortgage Application / PNWs
- b. Credit Bureau
- c. IDs.
- d. Corporate financials.
- e. Build experience / bios (if any)

### **2. Lot/Land Purchase**

- a. APS
- b. Capital Stack – liquid funds as well as deposits made
- c. Proof of Equity (current bank statement).
- d. As-Is appraisal.

### **3. Proposed Development**

- a. Builder
  - i. Bio
  - ii. Build experience with high-level metrics (land cost, build cost, list price, sale price).
  - iii. HCRA license/Tarion
  - iv. Construction contract.
- b. Build
  - i. Asset type (single-family, semis, towns, etc).
  - ii. As-Complete appraisal.
  - iii. Architectural plans, drawings, renderings, etc.
  - iv. **Construction budget.**

### **4. Exit Strategy**

- a. Defined exit plan.
- b. Refinance / sale.