

CONSTRUCTION FINANCING

Effective September 4, 2024. Subject to change without notice

Construction loans are available in BC within our approved areas on single family residential properties, first position only

Mortgage Size & LTV

- up to \$1,250,000 - max 65% LTV

Rates, Fees & Terms

- 10.75% rate & 2% lender fee - fully open
- No stand by fee. Interest accrues on outstanding balance and is deducted from each draw
- New Home Warranty is mandatory
- Borrower's equity goes in 1st and will be determined based on budgets, appraisal, and our approved participation

Draws

- Draws are calculated based on a combination of LTV & cost to complete and supported by appraiser's inspection reports
- No limit on the number of draws and no fixed draw schedule. We normally use the following as a general guideline:
1st Draw: Lot - typically 50% of appraised lot value | 2nd Draw: Lock up | 3rd Draw: Drywall | 4th Draw: Completion

Underwriting Submissions

- Submission package should include: Full application, credit bureau, NOAs, purchase contract for lot and construction contract (if applicable), plans, detailed budget, NHW, building permit, equity confirmation and "as is" and "as complete" appraisal
- For corporate borrowers, the owners will be required to provide applications, credit bureaus and guarantee the mortgage



Supporting documents: uDrive@threepointcapital.ca

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