



**INTERCOASTAL**  
MORTGAGE, LLC

CONSTRUCTION LOAN PROGRAM

Company NMLS ID #56323 ([www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org))

DREAMING OF A PERFECT HOME?  
LETS BUILD IT TOGETHER!



**CHUCK REED**

Loan Officer

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## BENEFITS

# OUR CONSTRUCTION LOANS ALLOW YOU TO BUILD YOUR HOME WITH THESE BENEFITS:

- Primary residence as well as 2nd homes
- Interest-only payments during construction
- If you already own the property where you are building, equity may be used towards your down payment.
- No need to sell your current home
- Only move one time!





# FEATURES

## FEATURES OF OUR PRODUCTS:

- Build on your own lot
- Purchase a lot then build on it
- Tear down an existing structure and build
- Purchase a property for tear-down and build
- No need to sell your current home prior to building
- Construction Closing Costs can be paid by your builder







# PROGRAMS

## OUR CONSTRUCTION LOAN PROGRAMS:

### Conventional:

- Up to 95% of the value of the land and build once the property is completed.

### FHA:

- Up to 96.5% of the value of the land and build once the property is completed.

### VA:

- Up to 100% of the value of the land and build once the property is completed.





## ADVANTAGES

### BORROWER ADVANTAGES:

- Inspection done prior to builder receiving funds from work completed
- Interest paid may be tax deductible\*
- It's less expensive for the consumer to obtain the construction loan rather than the builder. In general, builders add 2 ½- 3% to cost of the home to cover their cost to obtain the financing. That additional amount is expensive when paid over a 30-year period.
- Quick closings – usually 35-45 days after application.
- Friendly, knowledgeable staff with over 25 years of experience in construction lending
- Many end loan options

\*Information is not considered tax advice. Please consult your accountant for more information



# LOAN DOCUMENTATION CHECKLIST

Your loan application will require supporting documentation regarding your finances and work history. All of the documentation will help determine the home loan products and terms that best fit your short- and long-term financial situation and goals.

This checklist includes the most common documentation required. Additional information may be requested based on loan program

- Address to your place of residence (past two years)
- Social Security numbers (to pull credit reports)
- Names and locations of your employers (past two years)
- Gross monthly salary at your current job(s)
- Checking and savings account information
- Information for all open loans
- Complete details for other real estate you own
- Approximate value of all personal property
- Current paycheck
- W-2 forms (past two years)



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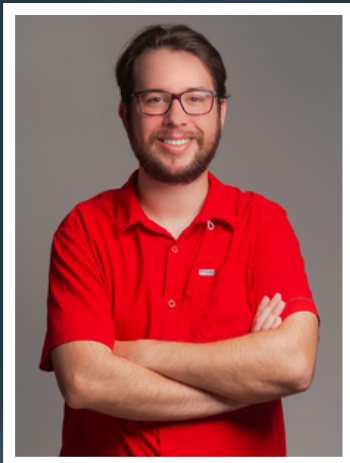
# MEET THE BAREFOOT LENDING TEAM

powered by Intercoastal Mortgage



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# READY TO GET STARTED?

We are looking forward to working with  
you and getting started right away so you  
can start  
"Living the Dream"

Scan the QR Code to get started!

