



Click n' Close™, Inc.
Mortgage



Elements of
HomeStyle®
Renovation
Loans

Highlights

- 97% LTV of Purchase + Rehab / Repair Cost
- All Borrower Types are Eligible
- 650 Minimum FICO
- Purchase and Refinance

650
Minimum FICO

Property

- Primary Residence, 2nd / Vacation Homes, Investment
- 97% LTV: 1 Unit SFR, PUD for 1st Time Buyers (95% Non 1st Time)
- 85% LTV: 2 Unit, 75% LTV: 3 - 4 Unit, 97% LTV Manufactured Homes
- Investment Property (1 unit only): Purchase 85% LTV, Refi 75% LTV

Qualify

- 650 Minimum FICO (680 Investor Loans)
- Ratios / Max DTI: Determined by DU
- Reserves: Determined by DU
- 1st Time Buyers = at least 1 Borrower is a 1st Time Home Buyer

Rehab & Repairs

- Max Rehab Cost: 75% of Total Project Completed Appraised Value (Manufactured Homes: Lesser of \$50,000 or 50% of Completed Value)
- No Minimum Repair Amounts
- 6 Months to Complete Project

Manufactured Homes
No Structural Changes allowed

Allowed Repairs

- Kitchen, Bath, and Appliance Replacement and Upgrades
- Structural Changes including Additions, Garages, and Outbuildings
- Interior and Exterior Repairs and Upgrades: Flooring, Painting, Lighting, Landscaping, Decks, Fences, Siding, Roofs, Gutters, In-ground Pools, etc
- Mechanical Systems: HVAC, Electrical, Plumbing, etc

Misc

- 1 General Contractor per Project (If No GC, Max of 3 Subcontractors)
- 5 Draws allowed
- Upfront Draws allowed up to 50% for Material Cost
- 10% Contingency Reserve (15% if Utilities are turned off)
- Do-it-Yourself & Sweat Equity: Not Allowed

Condos
Not Allowed

Other restrictions apply, for complete details call:

Wholesale & Correspondent
Lending Division

855-528-4572
www.CnCTPO.com

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