



TLC LAND/HOME PROGRAMS

ALL LAND/HOME PROGRAMS

TLC brings a wealth of experience financing manufactured and modular homes

▲ Competitive interest rates ▲ Fixed rate loans ▲ No pre-payment penalties

Up to 30 year financing available for all land/home programs (including preowned homes)

TLC'S CONVENTIONAL LAND/HOME PROGRAM

TLC's conventional land/home program allows financing for new or pre-owned single/multi-section and modular homes.

- ▲ 80% and 90% LTV options available
- ▲ Closing costs financeable based on appraisal equity (including land purchases)
- ▲ Little to no down payment based on appraisal equity (including land purchases)
- ▲ Max LTV is 90%
- ▲ PMI not required for conventional loans

CONSTRUCTION LOANS AVAILABLE WITH UNLIMITED DRAWS/NO FEES FOR DRAW REQUESTS

Financing available for new construction or existing homes.

- ▲ No seasoning required
- ▲ Land purchase/land payoff/land in lieu/gifted land
- ▲ Proceeds paid to the dealer during the construction phase upon receipt of the final inspection from the appraiser and/or the certificate of occupancy
- ▲ We can add to our directory any licensed settlement agent that can provide title insurance
- ▲ The settlement agent will complete closing with the buyer

TLC'S FHA AND FANNIE MAE PROGRAMS*

Financing for new multi-section and modular homes.

- ▲ FHA - up to 96.5% LTV plus up to 6% of the loan amount can be seller concessions (upfront and monthly PMI required)
- ▲ FANNIE MAE - up to 95% LTV plus up to 3% of the loan amount can be seller concessions
- ▲ FANNIE MAE - up to 90% LTV plus up to 6% of the loan amount can be seller concessions

*Requires two closings for construction loans. May be a better option for purchase loans (resales) or rate/term/divorce refinances. TLC Program may offer more savings.

EXPERIENCED LOAN OPERATIONS DEPARTMENT

TLC is your loan operations partner – from the start of the loan to closing day. Let us assist you by taking credit applications, contacting buyers, gathering stipulations and documents, and helping accelerate the sale.