

Appointment
TimeDate
Place
Mortgage Rep

Construction Loan Information

Loans & Down Payments

CEFCU handles flexible loan disbursements during construction. When the home is completed, your Construction Loan automatically rolls over to a Permanent Mortgage, which will save you money. You can choose a long-term loan type — Fixed-Rate or Adjustable-Rate Mortgage — when you apply.

You only pay closing costs once for both the Construction and Permanent Loans, and there are no additional fees,* so you save time and money. Down payment funds are collected at the time of closing and are disbursed before Construction Loan funds. This saves you money on interest during the construction period.

Good Faith Estimate

A Good Faith Estimate of closing costs itemizing direct costs will be given to you at your application appointment.

Fees (non-refundable)

Commitment Fee: \$15 Application Fee: \$335 Preapprovals: Free

A Commitment Fee covers the cost of your credit report and is required to be paid either when you schedule your application appointment or at the time of your appointment. An Application Fee will be collected after you have received your Good Faith Estimate. These fees can be debited from your CEFCU® account, and they will be applied to closing costs if your loan is approved.

Interest Rate

You can lock in your interest rate up to 14 business days prior to your application appointment by paying the Commitment Fee in advance.

Apply for a CEFCU Construction Loan and pay the \$350 fee to lock your rate for 12 months while your home is being built. Continue with the same rate for your full Home Loan term. If rates go down between the time you apply and your closing, you can pay a non-refundable \$350 re-lock fee to get the lower rate. You can re-lock as often as you'd like, but the re-lock fee must be paid each time. Contact your CEFCU Mortgage Processor or Closing Coordinator prior to closing while the lower rate is available. This fee is not applied toward closing costs, and re-locking may affect or delay your closing date.

If your home is completed within six to nine months, be sure to ask how you can qualify for a rate reduction

Contact

309.633.3424 1.800.633.7077, ext. 33424 7:30 a.m. – 6 p.m. (CT) Monday – Friday 9 a.m. – 5 p.m. (CT) Saturday

*The standard closing costs apply (appraisal, credit report, etc.), plus fees for disbursement, inspection, survey, and title company lien waiver exam.



Construction Loan Checklist

The following items are required for your appointment, so please bring them with you.

Personal Information

Taxes: Signed Federal returns, all schedules, W-2(s), 1099s for last 2 years Paycheck stubs: Most recent (within 1 month) with year-to-date income Employer(s): Names, addresses, and contact information for last 2 years

Other benefits: Awards letter or two recent statements showing deposit of Social Security, disability payments, and/or pension income

Loans: Names, addresses, account numbers, payment amounts, and balances of all debts not with CEFCU Accounts: Last 60 days of statements, dated within the last 30 days, for savings, checking, certificates, mutual funds, brokerage accounts, 401(k) plans, employee savings plans, and other investments not with CEFCU Funds availability: Ability to withdraw statement, including current balance, or loan and conditions for assets not with CEFCU

Property Information

Contract(s): Signed with all contractor(s) for labor and materials; must include name(s), address(es), phone(s)

House plans: One set showing room layout, room dimensions, and exterior view(s) of home

Construction specifications: Type and grade of materials (Forms available from your contractor)

Contractor's Verified Statement: Signed and notarized with amount to be paid to all contractors, sub-contractors, and suppliers for labor and materials (*Forms available from CEFCU or contractor or at* cefcu.com/doc)

Owner's Sworn Statement: Signed, notarized, contract details (*Forms available from CEFCU or at* cefcu.com/doc) Requirements letter: Contractor's letter stating home complies with subdivision requirements and restrictions

Lot

Buying lot: Copy of purchase agreement signed by you and seller

Own lot: Copy of current title policy and warranty deed

Purchased within last 2 years: Copy of settlement HUD1 statement signed at lot closing on date of purchase Legal description with lot size and well or septic (*if applicable*)

Real Estate tax amount and ID number

Homeowners insurance:1-year paid receipt, provided to CEFCU prior to loan closing Builder's risk insurance: Policy or binder for home against damage during construction

If you are/have...

Attending college: Transcripts and/or diploma for last 2 years

Selling present home: Contract for sale and/or listing agreement

Newly Employed: Copy of signed and accepted job offer letter, including start date, new salary

Using child support, maintenance, alimony: Copies of last 12 months' pay record, most recent filed court orders, support agreements (*if applicable*)

Paying child support: Divorce decree(s) and/or current support order(s)

Divorced: Copy of filed divorce decree(s) and property settlement(s)

Filed bankruptcy in the past 7 years: Copy of **complete** filed bankruptcy and discharge

Renting: Landlord name, address, and phone number

First-time home buyer: Last 3 years of tax returns, W-2(s), 1099s, proof of CEFCU Checking account

A landlord: Copy of signed lease/rental agreement(s)

Self-employed or receive commission income:

Business balance sheets for last 2 years

Year-to-date profit and loss statement

Business' tax returns, including all schedules and K1s if applicable, for last 2 years *if business is a partnership, corporation, or S-corporation*