



Not a bank. Better. ®

APPOINTMENT INFORMATION		
Time	Date	Place
Mortgage Representative		

Construction Loan Information

LOANS & DOWN PAYMENT

CEFCU® handles flexible loan disbursements during construction. When the home is completed, your Construction Loan automatically rolls over to a Permanent Mortgage, saving you money. You will 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.

LOAN ESTIMATE

A Loan Estimate is a three-page document that CEFCU provides within three business days of receiving your application for a mortgage. The Loan Estimate shows what loan terms the lender expects to offer, if you decide to move forward.

FEES (NON-REFUNDABLE)

Commitment Fee: \$350 **Preapprovals: Free**

A Commitment Fee covers the cost of your credit report and is required to be paid once you have provided intent to move forward with your mortgage application. This fee can be debited from your CEFCU account, and will be applied to closing costs if your loan is approved.

Apply for a CEFCU Construction Loan and pay the \$350 fee to lock your rate for 12 months while your home is being built. When the home is complete, you will continue with the same rate for your Permanent Loan. 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 on your Permanent Loan.

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.

Federally Insured
by NCUA



Construction Loan Checklist

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

PERSONAL INFORMATION

- Paycheck stubs:** Most recent paystub dated within 1 month of the application date showing year-to-date income
- Taxes:** W-2(s) and 1099(s) for the last two years for all income
- Tax returns:** If you are self-employed or own rental property, signed federal tax returns including all schedules from the last two years
- Other income:** Social Security Award letter, pension statement, and/or disability payments
- Loans:** Names, addresses, account numbers, payment amounts, and balances for all debts not with CEFCU
- Assets:** Last 60 days of statements, dated within 30 days of application, for savings accounts, checking accounts, certificates, mutual funds, brokerage accounts, 401(k) plans, employee savings plans, and investments

IF YOU ARE/HAVE...

- Attending college:** Transcripts and/or diploma (if within last two years)
- Selling current home:** Contract for sale and listing agreement
- Newly employed:** Copy of signed and accepted job offer letter, including start date, and 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 seven years:** Copy of complete filed bankruptcy and discharge
- Renting:** Landlord name, address, and phone number
- First-time home buyer:** Last three 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 two years
 - Year-to-date profit and loss statement
 - Business' tax returns, including all schedules and K1s if applicable, for last two years (*if business is a partnership, corporation, or S-corporation*)

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 or CVS:** 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 or OSS** (If you will be acting as your own general contractor): Signed and notarized, with itemization of all amounts to be paid to all subcontractors supplying material, services and/or labor, signed bids to support amounts listed for each line item on the OSS. (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 two years:** Copy of settlement Closing Disclosure 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

NOTES: