

RENOVATION LOANS

TURN POTENTIAL INTO POSSIBILITIES

*Game House,
A Brighter Future*



BEFORE



AFTER

*Game Address
New Look!*

From Potential **TO BEAUTIFUL!**

RENOVATION LOANS CAN MAKE IT HAPPEN.

With a renovation loan, you can finance the purchase and the improvements in one loan – so you can create the home you want, without paying for all the renovations out of pocket after closing.



**3962 LA COSTA LANE
LARGO FL 33771**



THIS HOME HAS GREAT BONES

A renovation loan can help transform it into the home of your dreams!

HOW A RENOVATION LOAN WORKS



GET PREAPPROVED

We establish your goals and determine the best renovation loan program for your situation.



PLAN THE RENOVATIONS

Get contractor estimates and a scope of work. We'll help make sure everything meets guidelines.



APPRAISAL BASED ON THE FINISHED HOME

The home is appraised for the value of what it's expected to be worth after the renovations.



CLOSE & START THE WORK

You close on the home and construction funds are held in an escrow account.



GET PAID THROUGH DRAWS

As work is completed, inspections are done (when required) and funds are released to your contractor directly.



ENJOY YOUR NEWLY UPDATED HOME

Once the renovations are finished, you have a beautifully updated home – all with one loan!

FHA 203(K) RENOVATION LOAN

- Great for primary residences
- Lower down payment options (as little as 3.5%)
- Finance both the purchase and renovations
- Ideal for smaller to moderate renovations (Limited 203(k)) or larger projects (Standard 203(k))
- FHA credit guidelines apply

CONVENTIONAL HOMESTYLE RENOVATION LOAN

- Higher loan limits
- Lower mortgage insurance costs than FHA
- Great for primary homes, second homes or investment properties
- Typically requires higher credit score
- As little as 5% down (based on scenario)

Let's turn potential into a plan!



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