



# Construction/Perm Loan

Since  
1974

A construction-to-permanent (C-to-P) loan combines the financing for building a home with a long-term mortgage into a single loan. This "one-time close" process can simplify financing for a new home, as it eliminates the need to apply for a separate mortgage once construction is complete.

How a construction-to-permanent loan works

A C-to-P loan has two main phases:

**Construction phase:** During this initial phase, the lender disburses funds in stages, known as "draws," to cover costs as the home is being built. Borrowers typically only pay interest on the money that has been drawn. The interest rate is often locked in at the time of the single closing.

**Permanent phase:** Once construction is complete and the final inspection is passed, the loan automatically converts into a standard mortgage with a term of 15 to 30 years. At this point, the borrower begins making regular principal and interest payments.



Front Elevation



Floor Plan



Custom Homes



**\$559,000**

863.287.5981



# Preferred Mortgage Lender

Since  
1974

A preferred lender is a mortgage provider that partners with a residential builder or real estate agent. These lenders offer incentives to buyers for using their services, while also providing a streamlined financing process for the partner. In return, the builder or agent refers clients to the preferred lender.

**Advantages of using a preferred lender**

**Incentives:** Builders often offer perks like closing cost credits, free upgrades, or a price reduction on the home to encourage buyers to use their preferred lender.

**Streamlined process:** Since the lender and builder have an established relationship, communication is typically smoother. The lender is familiar with the builder's process, construction schedule, and contract, which can lead to a more efficient and timely closing.

**Expertise:** The lender may have more experience with the specific type of financing needed for a newly constructed home, which can help navigate any potential issues that may arise.



## On Your Lot

# Homes \$190s

**863.287.5981**



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Quality, and Features

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a Deal



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# Preferred Mortgage Company

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1974



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Mortgage Lender Serv

Loan Programs I Specialize In:

FHA, VA, USDA  
Construction/perm Loans  
Conventional & Jumbo Loans  
Non-QM (non-qualified mortgage) products  
Down Payment Assistance Programs  
Reverse Mortgages  
Home Equity Line of Credit- HELOC

Clear communication, smooth closings, and a stress-free experience are my top priorities. I believe in being accessible, transparent, and relentless in getting your deal across the finish line.

If you're looking for a mortgage expert who picks up the phone, keeps you informed, and works hard for your success—I'm here to help.



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