

Country Home & Land

Loans Up to 90% LTV



First Source Capital Mortgage, Inc.

“Financing Rural Homes & Ranches since 1993”

- ✓ 30 year fixed and ARM rates
 - ✓ Ag exemptions are preferred and desirable
 - ✓ Up 90% LTV CHM 3 product
 - ✓ Up to 80% LTV for CHM 1 and 2 products
 - ✓ Jumbo loan amounts on CHM 2 up to \$2M
 - ✓ Home with up to 300 acres as one loan
 - ✓ Rural resident and part-time farmers are eligible
 - ✓ Purchase, Refi, and Cash-Out loans for acreage
 - ✓ Traditional homes, Log homes and Mfg homes all ok
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- ✓ Go to www.ruralhomeloan.com for more information!!
 - ✓ Call Dan Cunyus toll free at 888-484-1256
 - ✓ Email Dan@fscap.com with any scenario....!!

Property

The **primary home** should comprise 30 percent, or more of the overall value of the property. Home and up to 300 acres considered. Primary residence with guest home and other structured for livestock is acceptable. Barns and other site improvements can be included as security and given value in the appraisal. For part-time farmers, property must be capable of producing a minimum of \$500 of Ag income.

In addition to traditional "stick built" home styles, Log homes, as well as certain Double-wide & Triple-wide manufactured homes may be acceptable subject to guidelines.

Products

Long Term Fixed Rates available for 30 years (fully amortized & term loans also available).

Two-Step Mortgages available for up to 30 years: fixed for the first 7 years, re-pricing once and fixed for the remaining 23 years. Rate at re-price capped at 9 percent over the original rate.

Adjustable Rate Mortgages available for 7, 10 or 15 years on 30 year amortizations. Loan is fixed for the initial period and adjusts on the anniversary date and annually thereafter up through 30 years. Amortizations are available from 10-through 30 years.

Three Loan Products are each designed to meet the demands of specific borrower and or property characteristics such as more acreage or less acreage, extra structures on land such as barns and fencing and guest home, conforming loan limits or jumbo loan limits, down payment ranges from 10% to 25% and credit and income guidelines all of which are found on the website at www.ruralhomeloan.com.



Borrower Eligibility

Part-Time Farmer

If Borrower's primary business/vocation is not farming or ranching but still owns animals and or grows crops such as hay or other crops borrower is eligible. In most cases borrower must have off the farm income to supplement expenses of part time operation. Cash out in OK and NM acceptable. Some agriculture facilities permitted, but not active/concentrated livestock facilities or extensive facilities for other agriculture/business purposes.

Full-Time Farmer

Borrower's primary business/vocation is farming. Amount of time devoted to farming can be taken into consideration. The subject generates enough income so that off-farm income is not needed to support the operation. Primary residence properties are eligible. Cash out in OK and NM acceptable.

Rural Resident

Property must have no capability of sustainable Ag income and generally consist of 25 acres or less. Primary residence and owner occupied homes only located in a rural area or in a smaller township having a population of 2,500 or less. Financing may be for the purchase, or the refinance, or improvement to the primary home. Refinances can only include mortgage debt on the primary home and land. Cash out loans in OK and NM acceptable.

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NMLS # 217672

www.ruralhomeloan.com

(888) 484-1256.

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