

LOAN REQUEST CHECKLIST NEW CONSTRUCTION



The following items **MUST** be submitted in order to process your loan request:

- Appraisal Fee
- Neighborhood Deed Restrictions (New Construction)
- Building Plans with Specs
- Itemized Construction Cost
- Earnest Money Contract
- Only One Contract Per Lot
- Title Company Information
- Lot Pre-purchase Checklist

Items needed prior to closing:

- Insurance – hazard/windstorm, flood as applicable, builder’s risk–1 year coverage
- Acceptable Appraisal by ISB (LTV cannot exceed 75%)
- Clear Title Commitment
- Survey
- Proof of Warranty Structural Eligibility/coverage

**NEW CONSTRUCTION
LOAN REQUEST**



INVESTOR NAME: _____ PHONE: _____
 CELL: _____ FAX: _____ EMAIL: _____
 PROPERTY ADDRESS: _____
 CITY, STATE & ZIP: _____

TITLE COMPANY: _____
 ADDRESS: _____
 CITY, STATE & ZIP: _____
 PHONE: _____ FAX: _____ EMAIL: _____
 CLOSER'S NAME: _____ CLOSING DATE: _____

LOAN CALCULATION	
**PROJECTED "AS-BUILT" VALUE **	
LOT PURCHASE PRICE (attach purchase contract)	
CONSTRUCTION COST (must provide itemized list)	
BORROWER EQUITY (10% to be brought to closing)	
ORIGINATION FEE (tbd)	
ESTIMATED LOAN AMOUNT (cannot exceed 75% LTV)	
TOTAL LOAN AMOUNT	
If proposed Total Loan amount exceeds 75% Loan to Value, that amount must be paid to reduce loan amount to 75% Loan to Value. *FINAL LTV at Lender's discretion*	

Please **attach** the following: Floor Plan Appraisal Fee \$450 (check or credit card authorization form)
 Purchase Contract Construction Cost

HOW DO YOU PLAN TO SELL THE PROPERTY?
 Conventional/FHA Financing Refinance Other (describe): _____

BORROWER'S SIGNATURE: _____

CO-BORROWER'S SIGNATURE: _____

X _____

X _____

****To avoid any delays with Closing, this form MUST be completed in full****

APPRAISAL WAIVER/RECEIPT
FORM



DATE:

LENDER: ISB CAPITAL, LLC

BORROWER:

PROPERTY ADDRESS:

You, the Borrower(s) are entitled to receive a copy of any and all appraisal and/or valuation report(s) conducted on the property referenced above, no later than three (3) business days prior to the closing of your loan.

You may elect to **waive this requirement** and receive a copy at closing, (or you may have waived this requirement at any time before closing for corrected appraisals and/or valuation reports which only contain clerical changes).

ELECTION

I/We, the undersigned, hereby acknowledge that I/we chose to receive copies of appraisal and/or valuation reports concerning the subject property listed above, upon completion of such reports and valuations, but in no event less than three (3) business days prior to the closing of my/our mortgage.

I/We, the undersigned, hereby acknowledge that I/we waived before closing the timing requirements to receive a copy of appraisal reports and valuations concerning the subject property listed above and that I/we waived such at least three (3) business days prior to the closing of the loan.

BORROWER

BORROWER

**AUTHORIZATION TO BILL
CREDIT CARD**



\$450.00 payment by check or credit card **MUST** accompany the Investor Commercial Loan Request.

INVESTOR NAME: _____

PROPERTY ADDRESS (street, city, state, zip) : _____

I hereby authorize ISB Capital, LLC to bill my Credit Card for the following:

AMOUNT: \$450.00

CARD TYPE:
(circle one) **MASTERCARD** **VISA** **AMERICAN EXPRESS**

REASON FOR PAYMENT: APPRAISAL FEE

NAME: _____
(as it appears on card)

ADDRESS: _____
(Cardholder/Billing address)

ACCOUNT NUMBER:

EXPIRATION DATE: _____

VISA CODE: _____ **MC:** _____ **AmEx:** _____

DATE: _____ **INITIALS:** _____