DarrenLoans

Construction & Renovation Financing
for Builders, Contractors and Architects | Central Florida

Darren Crampton
Loan Originator & Construction Loan Specialist
(407) 963-7654 · NMLS #2241230



THE PROBLEM

> ***"THE HOUSE I LOVE IS BEAT UP OR NEEDS IMPROVEMENTS!!"***
>
> Your client found the right home, but it needs work, and they don't have the cash to pay for the purchase and the renovation separately.

THE SOLUTION · PRODUCT 3 OF 5

Renovation Loans

Renovation loans finance the home and the improvements together, based on the home's future value with the renovations completed. Options include FHA 203(k) and Fannie Mae HomeStyle® Renovation loans.

Key features

- Based on the home's after-renovation value
- Renovation costs bundled into the mortgage
- FHA 203(k) and Fannie Mae HomeStyle® options
- Low down payment options available
- Home doesn't need to pass inspection at closing
- Pools, roofs, kitchens, room additions and more

Helps contractors & architects

- Helps turn "we can't afford the work right now" into a funded project
- Your scope and bid become part of your client's home loan
- Clients can buy the home that needs work and fix it right away
- Pools, roofs, kitchens and additions can be financed in one loan

How it works

1 Find the home
Your client chooses the home and talks with Darren about options.

2 Scope & bid
You provide the renovation plans and cost estimate.

3 Appraisal
The home is valued as if the renovations were completed.

4 Close & renovate
One loan closes; renovation funds are released under program guidelines as work is done.

Have a client with a fixer-upper? Let's talk.

Darren Crampton · (407) 963-7654
darren.crampton@edgehomefinance.com
www.DarrenLoans.com

Darren Crampton, Loan Originator, NMLS #2241230 | Edge Home Finance Corporation, NMLS #891464 | Equal Housing Opportunity. This is not a commitment to lend. All loans subject to credit approval, underwriting guidelines and program availability; terms subject to change.