

## INTERIM MORTGAGE / CONSTRUCTION LOAN REQUIREMENTS

### PROJECT REQUIREMENTS:

- Building plans including floor plans and elevations, artist renderings.
- Construction Budget, including land/building acquisition and all hard and soft costs, as follows:
  - Physical construction costs
  - Fees and permits (sewer, water hook up, lot levies, building permits, etc.)
  - Architect, legal and appraisal fees
  - Interest and brokerage fees
  - Sales and leasing commissions
  - Contingency & GST
  - Site supervision and overhead
- Construction contract and terms.
- Flow chart for timeline and cash flow statement during construction.
- Offers to purchase, lease, offer to lease confirming terms and deposits.
- Proforma income and expense statement detailing anticipated project activity and lease up.
- Phase I Environmental report.
- Project feasibility studies and absorption analysis if available.
- Recent appraisal if available and site purchase agreements of sale.
- Appraisal on a "completed" basis.

### BORROWER INFORMATION:

- JayCap application form.
- JayCap personal financial statement listing **all** assets and liabilities
- Last 3 years business financial statements of borrower.
- Credit report if available.
- Borrower history detailing experience.
- Confirmation of Borrower's equity.

**TERMS:****First Mortgage:**

- One year term
- Interest rate – to be determined dependent upon project
- Commitment fee – 2 to 3 %

**Ratios:**

- Raw land – finance up to 60% of “as is” appraised value
- Construction draw loan – finance up to 70% of completed value or up to 85% of the cost of the project – funds advanced on a cost-to-complete basis – borrower’s equity must be injected first.

Additional information may be required on specific projects. In some instances approval may be conditional upon confirmation of the availability of a permanent financing commitment. For questions, we encourage you to inquire directly with:

**Frank Deys**

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