

# YOUR CONSTRUCTION LENDER

Your construction company makes the building of your custom home easy by listening to your needs. At The Federal Savings Bank, we take the same approach to home lending. We provide construction loan products not available with other lenders.



## CONFORMING CONSTRUCTION

**Maximum Debt to Income Ratio:** 45%

**Minimum FICO:** 660

**Maximum Loan to Value/Cost:** 95% of the LTC/LTV, whichever is the lower of the two

**One-Time Close:** Available with an end loan modification with TFSB

**Other Requirements:** Second Homes Maximum  
LTV is 80% - all other conditions apply.  
Two (2) months reserves required

## FHA CONSTRUCTION

**Property Type:** Owner-Occupied Only - No Second Homes

**Maximum Debt to Income Ratio:** 45%

**Minimum FICO:** 640

**Maximum Loan to Value/Cost:**

FICO (Minimum)	LTV (Maximum)
640	80%
640	85%
660	90%
680	95%
700	95%

## VA CONSTRUCTION

**Maximum Loan to Value/Cost:** 100% of the LTC/LTV, whichever is the lower of the two

**Property Type:** For Qualified Veterans Only  
Owner-Occupied Only

**Maximum Debt to Income Ratio:** 45%

**Minimum FICO:** 640

**One-Time Close:** Eligible

**Maximum Loan to Value/Cost:**

FICO (Minimum)	LTV (Maximum)
640	85%
660	90%
680	100%

## JUMBO CONSTRUCTION

**Property Type:** Primary Residence Allowable  
LTV/Loan Amount/FICO restrictions apply

**Maximum Debt to Income Ratio:** 40%

**Minimum FICO:** 720

**Maximum Loan Amount:** \$1,000,000

**Maximum Loan to Value (as completed):**

Owner-Occupied:	FICO (Minimum)	LTV (Maximum)
	720	80%

**Long Term Rate Lock Options Available: Up to 270 days on all programs.\***

Subject to credit approval. Terms and conditions may apply. Property insurance is required for all loans secured by property. \*Additional fee applies.

For more information, please contact:



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