

1 & Done Construction Mortgage: The Details

Qualification

- Your builder needs to be approved by Emprise Bank.
- The land you're building on must be owned without any existing liens.
- The value of the land can count towards your 20% minimum down payment.
- If you're planning to use equity from your current home for the down payment, you need to sell the property before the loan closes and construction begins.
- Your current housing expenses, including mortgage, taxes, and insurance, will be considered in your debt-to-income qualification unless you've sold your current home before the 1 & Done Construction Mortgage closes.

Loan Closing

- You'll need to provide a fully executed building contract, plans, and specifications.
- You can lock in your interest rate for 60 days upon receiving the fully executed building contract.
- Locking in your interest rate ensures the same rate for both the construction period and permanent financing.
- The overall project value will be determined by an appraisal ordered by Emprise Bank.
- Loan fees are paid at the time of closing.

Construction Phase

- The construction loan period lasts for twelve months.
- During the construction phase, you'll make monthly interest-only payments.
- Your down payment is required at the start of construction.
- Draws from the 1 & Done Construction Mortgage will begin after your portion has been applied.
- After construction is completed, the appraiser will inspect the home to ensure it matches the original plan.
- Any additional costs or changes beyond the agreed-upon build price must be covered by you.
- Once construction is finished, you'll need a homeowners insurance policy to replace the builder's risk insurance.

Permanent Financing

- After the twelve-month construction phase, the loan will automatically convert to permanent financing, and you'll start making regular principal and interest payments.
- An escrow account can be set up once the loan has converted to permanent financing.