

INTERCOASTAL MORTGAGE • YOUR PLANS MADE EASIER

Whether you're building or renovating, we know this decision takes courage. Often, misconceptions about the construction loan process prevent families from building the home of their dreams. We want the process to be clear and easy to understand, so we provide you with guidance each step of the way.

The combination of our flexible underwriting, portfolio loan products and personal attention provides you with solutions. Build with Intercoastal Mortgage where we bring your plans to life.

CONSTRUCTION FINANCING BASICS

Here's a general overview of our programs:

- New Construction**

Get started with a residential construction loan from Intercoastal Mortgage. Whether you purchase a lot, even if it has a house on it to be torn down, or you already own one, build your home on it!
- Purchase + Renovation**

Congratulations! You found your dream home, but it could use some TLC? Intercoastal Mortgage has the answer: a Purchase + Renovation loan.
- Bridge Loan**

When you've decided to build, but haven't yet sold or listed your current home, Intercoastal Mortgage can help with a loan that "bridges" the gap between buying and selling.



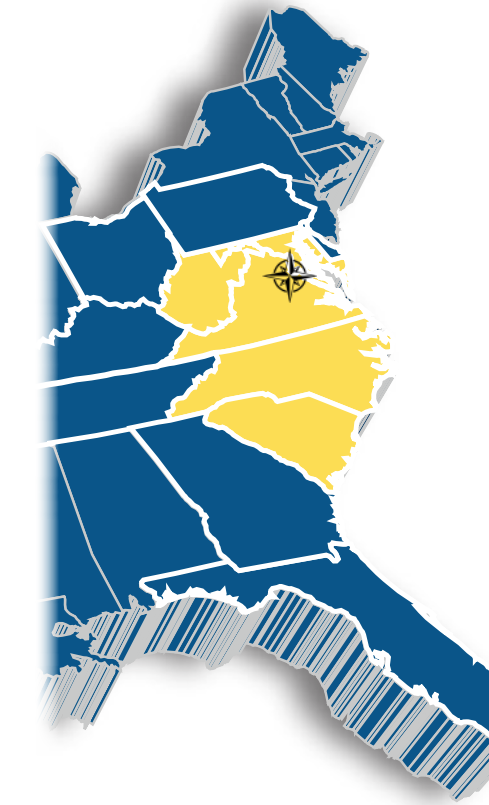
PROCESS AT A GLANCE

Whether building a primary residence or a second home, you'll appreciate our in-house processing, flexible underwriting, and your builder will appreciate the timely, efficient draw process that keeps your build on schedule throughout these phases.



WHERE CAN YOU BUILD?

Whether you are moving around town, uptown, downtown, or out-of-town, Intercoastal Mortgage, LLC can help! Take a look around the map below to find where you'll be looking to settle —



We are currently licensed in the following states and localities:

- West Virginia
- Maryland
- DC
- Virginia
- North Carolina
- South Carolina

INSERT BUSINESS CARD



CONSTRUCTION PHASE

INITIAL CONSTRUCTION DISBURSEMENT

Your initial construction disbursement can take place at loan closing or after, but not before. If applicable, we'll disburse your funds before using your loan proceeds.

DISBURSEMENTS/ DRAWS

Funds are disbursed periodically during construction as work is completed and verified by an inspection. Disbursements (draws) are typically requested by the builder.

However, you will be required to approve them. When we receive a request, we will order an inspection and, if applicable, a title update.

Draw documentation varies by state, please consult your ICM LLC loan officer if you have any questions.

DURING CONSTRUCTION

You'll receive interest only monthly bills on the funds already disbursed. Our billing cycle closes on the 15th of each month and you receive the bill by the 1st of the following month. We do not collect escrow for your real estate taxes, homeowner's and/or builder's risk insurance, and if applicable, flood insurance. These will be your responsibility.

If you would like to apply additional monies towards the principal loan balance, you may do that at any time during construction but those funds may not be requested again as a disbursement.

WHO IS INTERCOASTAL MORTGAGE?

Formed from the merger of two award-winning mortgage companies, Intercoastal Mortgage Company and MVB Mortgage, we are primed to serve our clients with greater options and shorter turn times. We offer competitive pricing and cutting-edge residential mortgage loan programs to meet all your home buying needs. We offer a broad menu of loan options, including Conventional, Non-Conventional, VA, FHA, USDA, jumbo, super jumbo, construction, renovation, and bridge loans.

As a direct lender, we control the process from start to finish. We make the loan decision and most of our loans are processed, underwritten, and closed in-house locally. Our veteran team of loan officers and mortgage professionals are equipped with a level of experience that is second to none. We look forward to serving our communities and helping our clients achieve the American dream of homeownership.

OUR CONSTRUCTION LENDING TEAM

Our Construction Lending Team specializes in custom home and renovation financing solutions. From the vast knowledge of our experienced loan origination professionals to our in-house processing and flexible underwriting – the fact is, our competition doesn't stack up.

OUR CONSTRUCTION OPERATIONS TEAM

Once the loan is in place and the builder is ready to break ground, our Construction Group supports clients and their builders throughout the build. The team is responsible for timely communication and workflow management to create an exceptional home construction experience for all involved.



Intercoastal Mortgage, LLC • Company NMLS ID # 56323 (www.nmlsconsumeraccess.org) • an Equal Housing Lender



INTERCOASTAL MORTGAGE, LLC

CONSTRUCTION LENDING STOP SEARCHING, START DESIGNING