



Traditional lenders just don't get it.

Dean gets it. Log and timber frame home financing is *all* he does.

- **FAST**
Just call or go online to pre-qualify.
- **FOCUSED**
We specialize in construction to permanent financing with only one set of closing costs.
- **FLEXIBLE**
We do not require log/cedar home comparables for the appraisal and we understand the need for customized draw schedules to pay for your home package.

Call me now and get great advice, free pre-qualification, and answers to all of your financing questions.



Dean Loux
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Independent distributor for



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1. How can I find out how much I can afford?

Call Dean Loux toll free at 1-877-226-5242 ext 426 or email him at dloux@bankahb.com. To calculate your affordability analysis, Dean will need to know your current gross income and minimum monthly debt payment requirements. In order to complete the pre-qualification, he'll also need to request your credit report.

2. When should I start the application process? How long does it take to get approved?

We always suggest that you start the formal application process approximately 60 days before you need any disbursements. After Dean receives your formal application package, a loan decision is normally completed within 24-48 hours. Once you're approved, it usually takes about 30-45 days to clear conditions for loan settlement.

3. After the loan approval, what comes next?

The most important step will be ordering your appraisal. The appraisal tells us the market value of the home based on current real estate market conditions. Appraisers are independent parties, not employees of American Log Mortgage. Construction appraisals normally take 2-3 weeks to complete.

4. What does the appraiser need to start on the appraisal?

Before the appraisal process can begin, the appraiser will need a copy of the plans, a copy of the quote/contract from the general contractor detailing the actual work to be done, a copy of the log kit quote/contract and a copy of the deed (if the land is owned).

5. At what point can I start to draw funds from my construction loan?

No funds can be disbursed until you have closed on your loan. This initial closing is when you sign your note and mortgage, prior to starting construction. Draw checks *cannot* be issued until the appraiser provides verification that the scheduled work has been completed. You or your contractor should call at least 5 days prior to scheduled work completion to order draw inspections.

6. How will American Log Mortgage disburse funds to pay for the log package?

Depending on your lot equity, we can make deposit payments for your builder and/or log company at the loan settlement. If you have little or no lot equity, we will not be able to provide any deposits at closing. However, we will pay the full balance due for the log package via wire transfer one (1) day prior to delivery of the log package.

7. When my new home is completed, how does the loan convert from a construction loan to a regular mortgage?

When your home is complete, you will receive your last draw check. Then, you will be sent a modification package to be completed in the comfort of your home. When it's sent back to American Home Bank, we will convert your loan to a regular mortgage.

8. Do you offer a self-build or owner-GC construction option?

We strongly prefer that you have a turnkey contract with a general contractor or builder. We will consider allowing the owner to act as the GC on a case-by-case basis, but we do not offer a program for owner-builder projects (where the owner wants to stack the logs). American Log Mortgage will not require any special information about your GC's work history or financial stability as part of the approval process.

