



Construction-to-Permanent Financing: Single-Closing Transactions

Single-closing transactions may be used to combine the interim construction loan financing and the permanent financing if the borrower wants to close on both the construction loan and the permanent financing at the same time.

These types of loans are eligible for delivery to Fannie Mae when construction is completed and the loan converts to a permanent phase – subject to certain *Selling Guide* requirements that are summarized in this matrix.

Construction Phase	<p>When a single-closing transaction is used, the lender will be responsible for managing the disbursement of the loan proceeds to the builder, contractor, or other authorized suppliers.</p> <p>Because the loan documents specify the terms of the permanent financing, the construction loan will automatically convert to a permanent long-term mortgage upon completion of the construction.</p> <p>Loans that combine construction and permanent financing into a single transaction are eligible for delivery to Fannie Mae only after the construction is completed.</p>	
Loan Purpose	<p>Conventional first mortgage to:</p> <ul style="list-style-type: none"> ▪ finance the purchase of a property, or ▪ pay off an existing mortgage debt (a refinance mortgage) 	
Down Payment	<p>The borrower must use his or her own funds to make the minimum borrower contribution unless:</p> <ul style="list-style-type: none"> ▪ the LTV or CLTV ratio is less than or equal to 80%; or ▪ the borrower is purchasing a one-unit principal residence and meets the requirements to use gifts, donated grant funds, or funds received from an employer to pay for some or all of the borrower's minimum contribution. <p>See B3-4.3-04, Personal Gifts; B3-4.3-06, Donations From Entities; and B3-4.3-08, Employer Assistance, for additional information.</p>	
Lot Ownership Requirement	<p>Purchase</p> <p>The borrower is not the owner of record of the lot at the time of the first advance of interim construction financing.</p>	<p>Limited Cash-Out Refinance (LCOR)</p> <p>The borrower is the owner of record of the lot at the time of the first advance of interim construction financing.</p>

This summary is intended for reference only. All criteria are subject to the formal terms and conditions of the Fannie Mae *Selling Guide* and *Servicing Guide*. In the event of any conflict with this document, the *Selling Guide* and/or *Servicing Guide* will govern.



LTV Calculation	<p>Purchase</p> <p>Divide the loan amount of the construction-to-permanent financing by the lesser of:</p> <ul style="list-style-type: none"> ▪ the purchase price (sum of the cost of construction and the sales price of the lot), or ▪ the “as completed” appraised value of the property (the lot and improvements). 	<p>LCOR</p> <p>Divide the loan amount of the construction-to-permanent financing by the “as completed” appraised value of the property (the lot and improvements).</p>
Eligibility and Underwriting	<p>Per Fannie Mae <i>Selling Guide</i> (see especially the Eligibility Matrix).</p> <p>Note: Cash-out refinance transactions are not eligible for single-closing construction-to-permanent mortgages.</p>	
Requirements for Delivery to Fannie Mae – Age of Documents	<p>Single-closing transactions with credit and appraisal documents dated more than four months but not exceeding 18 months old at the time of the conversion to permanent financing are eligible for delivery if all of the following conditions were met at the time of the original closing of the construction loan:</p> <ul style="list-style-type: none"> ▪ The documents were dated within 120 days of the original closing date of the construction loan. ▪ The LTV and CLTV ratios do not exceed 70%. ▪ The borrower has a minimum credit score of 700. ▪ The loan was underwritten through DU and received an Approve/Eligible recommendation. Manual underwriting and DU Expanded Approval recommendations are not permitted. <p>If all of the above conditions were not met, the lender must obtain updated credit and/or appraisal documents and requalify the borrowers before the mortgage loan is delivered to Fannie Mae. See B1-1-04, Allowable Age of Credit Documents (10/30/2009), for additional information.</p>	
Delivery Requirements	<p>Special Feature Code 151 required for delivery of single-closing construction-to-permanent mortgage loans to Fannie Mae.</p>	