

# Choose an option that works for an investment property that needs work

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## ***Purchase & Renovate loans have built-in investor benefits:***

- **Transaction efficiency** — Finance the property purchase, plus needed improvements — all with one loan
  - **Project flexibility** — Improvements can range from basic repairs or upgrades, to more extensive additions or rebuilding<sup>1</sup>
  - **Accelerated ROI** — Renovation work can begin right after closing, so you may enjoy rental or resale revenue sooner<sup>1</sup>
  - **Single-close convenience** — There's just one application, one loan approval, one closing and one monthly mortgage payment
  - **Budget-friendly advantages** — Repay renovation costs over the course of your mortgage term
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Our **Purchase & Renovate** loans can help you buy an investment property in most any condition, make improvements right away, and roll the cost of the improvements into your mortgage.

### **Explore more possibilities**

Consider more listings – including foreclosures and short sale properties – knowing you can:

- Install new carpets or flooring
- Update the kitchen or bathrooms
- Upgrade electrical, plumbing or heating systems
- Replace the roof, siding or windows

### **Speak with a professional**

As a certified renovation lending specialist, I'm ready to help you understand your renovation financing options and work with you every step of the way.

## **Contact me today!**

### **Fred Price**

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1. Restrictions may apply. Consult a home mortgage consultant for details.

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