

# Ground Up Construction Loan Builder Qualification Checklist

Presented by John Thomas Team

## Do You Qualify? Builder Requirements

- ☐ Completed 3 new construction homes, OR
- ☐ Completed 2 new construction homes and 1 renovation valued at \$200,000+

## Project & Loan Requirements

- ☐ Detailed plans and permits are available for review
- ☐ Lot is under contract or recently purchased
- ☐ Loan needed is up to 80% of construction costs
- ☐ Builder can provide lot purchase documentation (reimbursement up to 60%)
- ☐ Interest-only loan term selected (12-month or 18-month)
- ☐ Loan fees to be financed into loan (optional)

## What You Don't Need

- ☐ Income documentation
- ☐ Tax returns
- ☐ Employment verification

## What You Will Need to Submit

- ☐ Builder resume or list of completed projects
- ☐ Credit profile (personal or business)
- ☐ Proof of assets (for reserves or initial investment)
- ☐ Project cost breakdown (budget, materials, labor)
- ☐ Timeline and exit strategy (sell or hold)

## Next Step: Schedule a Free Project Review

If most of the boxes above are checked, you're likely ready to apply.

Schedule a Free Consultation

Visit: <https://schedule.johnthomasteam.com/30min>

Or call: 302-703-0727