



# Lapeer County Bank & Trust Co.

Member FDIC

## Contact one of our Property Improvement Loan Specialists today:

### Walt Bargen

*Metamora and Imlay City Branch Officer*  
810-538-1966

### Erin Kaake

*Imlay City Branch Operations Manager*  
810-538-1967

### Jennifer Ward

*Elba Branch Manager*  
810-538-1948

### Marsha Kalakay

*Sales & Retail Lending Officer, Main Office*  
810-538-1926

### Stephanie Schaefer

*Southgate Assistant Branch Manager*  
810-538-1957

### Deb Coe

*Southgate Branch Manager*  
810-538-1956



# Is your home ready for some updates?



## Who can apply for PIP loans?

### Homeowners:

- With annual gross household income up to \$105,700.
- With a credit score of at least 620. Higher loan amounts will require a higher credit score of 660.
- Who are updating their primary residence, which is located in Michigan.
- Who own or are buying the property (no corporate ownership, "DBA" partnerships, trusts or land contracts), **and** it must be your permanent year-round residence.

**Landlords** with rental properties of 1 to 11 units\*.

\*Gross rents cannot exceed MSHDA rent limits.

## What are the loan terms?

- Up to 20 years to repay the loan
- No annual fees
- No penalty for early payoff
- Underwriting/loan processing fee in the amount of \$100 on loans below \$7,500 and in the amount of \$200 on loans above \$7,500 is financed in the loan amount (not out of pocket).
- A 2% origination fee (\$100 minimum) is financed in the loan amount (not out of pocket)
- Loans over \$7,499 are secured by a mortgage on the property.

## Property Improvement Program Loans

## What can I use it for?

Eligible improvements must substantially protect or improve the basic livability or utility of the property. Eligible improvements include but are not limited to the following:

- Roof repair or replacement
- Insulation, siding, window replacement and other improvements that increase the energy efficiency of the property
- Central air conditioning and furnace replacement
- Kitchen and bathroom remodeling
- Permanently installed carpeting (wall-to-wall)
- Ramp installation
- Attic and basement finishing
- Upgrading electrical wiring
- Building an addition
- Walkway and driveway installation
- Lead paint hazard remediation
- Garage repair and construction (not to exceed 800 square feet in area)
- Decks and gazebos that are NOT for hot tub use or around a swimming pool
- Fences (chain link, brick, wood, iron)
- Fireplaces (indoor)
- Fire suppression sprinkler system (indoor)
- Solar water heating systems

## How much can I borrow?

**Single family site-built home** - Up to \$25,000 - (total cumulative loan to value of home cannot exceed 105% and borrowers must have a credit score of 620)

**Single family site-built** - Over \$25,000 and up to \$50,000 (total cumulative loan to value of home cannot exceed 100% and borrowers must have a credit score of 660)

**Manufactured housing / mobile home where the Borrower owns the home and the underlying lot** - up to \$25,090

**Manufactured housing / mobile home where the Borrower owns the home but not the underlying lot** - up to \$7,500

## What are the interest rates?

**Household income up to \$19,999** — 4% interest rate

**Household income \$20,000-39,999** — 6% interest rate

**Household income \$40,000-105,700** — 8% interest rate

**Note:** The annual percentage rate (APR) will be higher depending upon the loan amount, origination fee, etc.

## I'm interested, now what?

You need to decide what improvements you want to make and get an estimate from the state-licensed contractor of your choice.

Now you're ready to talk to Lapeer County Bank & Trust Co. about applying for a loan. Call us first to discuss eligibility factors such as credit and income, or go ahead and fill out the paperwork.

At the time you formally apply you will need the following documents:

- PIP Loan Application
- Contractor's detailed estimate
- Income verification (most recent pay stubs, W2s, Social Security statement)
- Copies of two years' tax returns (if self-employed, gaps in employment or a landlord)
- Proof that property taxes are paid to date
- Copy of homeowners hazard insurance policy showing limits of coverage.
- Proof of ownership (properly recorded warranty deed, title search tracing title to last recorded warranty deed, or title insurance).
- If more than one unit, proof of the number of units contained in the structure.
- Proof of SEV or appraisal