

This document outlines basic terms and provides a checklist of items for you to get started on financing an investment property with First Western Bank & Trust.

Loan Amount:	Up to 80% of Purchase Price or Appraised Value (Whichever is Less)*
Term:	Up to 20 Year Amortization Available (Longer Amortization Available with More Equity/Higher Down Payment)
Rate:	3 Year and 5 Year Fixed Rate Options
Collateral:	First Mortgage and Assignment of Rents on Subject Property
Personal Guaranty:	Required When Real Estate is Purchased Through Entity
Escrow:	First Western can Escrow Real Estate Taxes and Property Insurance
Deposit Account:	First Western has Deposit Account Options Available for your Rental Unit Operating Account
Cost:	.5% Origination Fee and all Third Party Costs to be Paid by Borrower (Costs can include Appraisal, Title Services, Recording Costs, etc)

*General financing terms. Loan amount is subject to bank due diligence, underwriting, and approval.

Document Checklist

- Updated/Current Personal Financial Statement
- Listing of Contingent Liabilities
- Current Year Income Information
- Two Years of Personal Tax Returns
- Two Years of Business Tax Returns
- All K-1's
- Recent Bank and/or Investment Account Statements



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