



Fractional Tenants-In-Common Program Guidelines

March 2024

TIC Program Details and Underwriting Guidelines

- Meriwest TIC financing available in all California real estate markets
- 80% LTV financing available up to \$2,000,000
- 30-yr. Fixed rate max financing \$1,149,825. Larger 30-yr loan sizes considered on exception basis
- 2-1 TIC Temp Rate Buydowns available - 30yr Fxd
- No Prepayment Penalties / Primary Residence only
- 85% LTV financing available up to \$1,500,000 with Private Mortgage Insurance (PMI)
- No Tax / HOA Impound accounts required
- 45-day Ratelock period / 720-740 min FICO
- Financing avail. for TIC communities up to 15 units
- No minimum TIC-unit square footage requirements

Product	Rate*	APR*	Caps	Points	Payments**
15 Year Fixed	6.875%	7.092%	N/A	.750%	\$3,568
30 Year Fixed*	7.000%	7.295%	N/A	.750%	\$2,661
5/5 ARM***	6.875%	7.324%	2/2/5	.375%	\$2,628
5/6 ARM***	6.625%	7.835%	2/2/5	.375%	\$2,561
7/6 ARM***	6.750%	7.695%	5/2/5	.375%	\$2,595
10/6 ARM***	6.875%	7.812%	5/2/5	.375%	\$2,628

Henry T. Jeanes

Loan Consultant / TIC Financing Specialist

Meriwest Mortgage

Tel: 415.990.5620 NMLS # 657755

hjeanes@meriwest.com

To Apply: meriwest.com/mortgage



5615 Chesbro Ave., San Jose, CA 95123
meriwest.com

Call Today for Rates and Details!

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*30 Yr Fixed TIC rate to max loan amount of \$1,149,825. The Annual Percentage Rate (APR) and Principal and Interest Payments in this disclosure are based on a loan amount of \$400,000 for Fixed loans and ARM Loans. Rates and APR's accurate as of **03/20/2024** and are subject to change without notice. Loan amounts are calculated with 20% down payment. Loan to values greater than 80% may require mortgage insurance. Other conditions and restrictions may apply. Rates subject to change without notice.

** Principal & Interest Payments above based on loan amount of \$400,000. Taxes and Insurance not included. Rates and APR's accurate as of **03/20/2024** and subject to change without notice.

***All Adjustable Rate Mortgage (ARM) loans have a 30-year amortization unless otherwise noted. ARM rates are subject to change after loan closing. The APR for the 5/5 ARM in this disclosure is based on the 5-yr Constant Maturity Treasury (CMT) index and the APRs for all other ARMs are based on the 1 year U.S. dollar-denominated deposits in the Secured Overnight Financing Rate (SOFR), as published in The Wall Street Journal. After the fixed rate period, the rate will be based on the current index plus the margin which is 3.375%. The interest rate will adjust every six months thereafter. Interest rate may increase after consummation.

