

# Stock Yards<sup>®</sup>

Bank & Trust

A TRUSTED PARTNER  
since 1904

MEMBER FDIC



## Smart Home (loan)

Construction-to-Permanent One Time Close Mortgage Loan

**One Loan, One Closing — From Start To Finish...NOW THAT'S SMART!**

Finance the construction of your dream home and lock in your permanent long-term mortgage – all in one closing!

Having one closing means you will incur less fees and closing costs than if you had separate construction and permanent loans. Your permanent interest rate will be locked, and you will close before construction begins. The loan automatically converts to a permanent mortgage once construction is complete - at which point, scheduled monthly payments of principal and interest plus escrows will begin.



**Call me,  
I can help!**

**Jason D. Morgan**  
Residential Construction Lending Mgr  
Business Banking Group  
(502) 222-8453  
Jason.Morgan@syb.com  
NMLS #462867

➤	ONLY ONE CLOSING! SAVE MONEY AND TIME WITH ONE UPFRONT CLOSING
➤	BORROW UP TO \$453,100
➤	SECURE YOUR PERMANENT INTEREST RATE BEFORE YOU BEGIN BUILDING
➤	12 MONTH CONSTRUCTION PERIOD
➤	A MINIMUM OF 20% CASH OR LAND EQUITY INJECTION REQUIRED
➤	INTEREST ONLY PAYMENTS DURING CONSTRUCTION PHASE. THIS IS AN INTEREST ONLY ARM LOAN; YOUR RATE WILL CHANGE AND YOUR PAYMENTS WILL INCREASE AFTER THIS PERIOD.
➤	AFTER CONSTRUCTION PHASE, THE PERMANENT PHASE WILL HAVE A FIXED RATE FOR THE REMAINDER OF THE TERM. MULTIPLE TERM LENGTHS AVAILABLE FOR THE PERMANENT PHASE.

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SYB - NMLS# 433971 Equal Housing Lender