

# Financing Made Easy



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Eastbrook Homes simplifies the process.

## Preferred Lenders



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Financing a new home can be a daunting and confusing experience. Eastbrook simplifies this process for our customers by leveraging our experience to save you time, money, and frustration.

### 1 No Construction Loan Needed!

Building a new home with Eastbrook does not require a construction loan because Eastbrook carries the cost of construction. This reduces paperwork, fees, interest charges and other hassles, and makes building a brand new Eastbrook home as easy as financing the purchase of an existing home. We are able to offer this benefit to all of our customers who prequalify with one of our preferred lenders.

### 2 Preferred Lender Relationships

Eastbrook Homes maintains relationships with several preferred lenders. These best-in-class lenders have financed most Eastbrook homes and can offer you the surest path to a quick and smooth closing on your new home.



### 3 Advantages of Preferred Lenders:

**Save Time.** Our preferred lender list makes it quick and easy to find a lender that is a great match for you!

**Great Guidance.** Our preferred lenders are among the best in the industry and will find the right home loan for your needs.

**Convenience.** An Eastbrook preferred lender will gladly meet you at your home or at an Eastbrook model.

**Contact an Eastbrook Preferred Lender Representative today!**

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### 3 Compare Costs Between a New Construction Loan and an Eastbrook End Loan With This Example:

\$80,000.00	Lot Cost	\$400,000.00	Total Acquisition Cost
\$320,000.00	Cost to Construct	\$20,000.00	Down Payment/Eastbrook Deposit
\$400,000.00	Total Investment into New Home	\$380,000.00	Construction Loan Amount/ End Loan with Eastbrook Financing

#### Normal Construction DRAW LOAN EXAMPLE

Regular Construction Loan Assumed Rate 4.50%

Draw Schedule			CUSTOMER BALANCE	Monthly Payment
Month 1	\$ 60,000	Remaining Lot Cost	\$ 60,000	\$ 225.00
Month 2	\$ 50,000	Excavation & Foundation	\$110,000	\$ 412.50
Month 3	\$ 40,000	Lumber & Roofing	\$150,000	\$ 562.50
Month 4	\$ 40,000	Interior	\$190,000	\$ 712.50
Month 5	\$ 40,000	Next Draw	\$230,000	\$ 862.50
Month 6	\$ 30,000		\$260,000	\$ 975.00
Month 7	\$ 50,000		\$310,000	\$1,162.50
Month 8	\$ 30,000		\$340,000	\$1,275.00
Month 9	\$ 40,000		\$380,000	\$1,425.00
	\$380,000		<i>Your Total Interest Cost</i>	\$7,612.50

#### Eastbrook Construction NO LOAN NECESSARY

Eastbrook Holds the Construction Loan

Draw Schedule			CUSTOMER BALANCE	Monthly Payment
Month 1	\$ 60,000	Remaining Lot Cost	\$ 60,000	\$0.00
Month 2	\$ 50,000	Excavation & Foundation	\$110,000	\$0.00
Month 3	\$ 40,000	Lumber & Roofing	\$150,000	\$0.00
Month 4	\$ 40,000	Interior	\$190,000	\$0.00
Month 5	\$ 40,000	Next Draw	\$230,000	\$0.00
Month 6	\$ 30,000		\$260,000	\$0.00
Month 7	\$ 50,000		\$310,000	\$0.00
Month 8	\$ 30,000		\$340,000	\$0.00
Month 9	\$ 40,000		\$380,000	\$0.00
	\$380,000		<i>Your Total Interest Cost</i>	\$0.00

COMPARE!