Take The Rate
HOME TO LOWER RATES

takетherate.com

One-Time Close Construction Loans

Build your home with one loan, one approval, and one closing.



ONE LOAN INSTEAD OF THREE

01

Building usually means a land loan, a construction loan, and then a mortgage, each with its own closing. A one-time close rolls all three into one loan that becomes your regular mortgage when the home is finished.

WHAT TO KNOW BEFORE YOU BUILD

02

Your builder must be approved by the lender and work from a fixed price contract. You cannot be your own builder, and no work can start before closing. Rates typically run higher than a standard purchase, and loan size limits apply.

FOUR WAYS TO BUILD

PROGRAM	DOWN PAYMENT	GOOD TO KNOW
VA	**$0 down**	Eligible veterans and active duty. No payments during the build.
FHA	**3.5% down**	Flexible credit guidelines. No payments during the build.
USDA	**$0 down**	Eligible rural areas. Household income limits apply.
Conventional	**10% down**	Primary or second homes. Interest only on funds drawn during the build.

THINKING ABOUT BUILDING?

Call me before you sign with a builder. I can tell you which program fits and whether your builder can be approved, before the plans are drawn.

QUICK FACTS

- One approval, one closing, one set of closing costs
- Rate locked before the build starts, with a float down option if rates improve
- Builder is paid in stages as work is completed and inspected
- No requalifying when the build finishes on schedule
- Site built, modular, and multi section manufactured homes
- Build times up to about 12 months
- VA, FHA, and USDA are for primary homes only





Let's run your real numbers.

Travis Saling · Take The Rate · NMLS #299683 · Licensed in multiple states · (619) 393-3869 · travis@taketherate.com

Scan to talk through your build with Travis, free

Disclaimer: For general education only, not a loan offer, quote, rate lock, or commitment to lend, and not financial or legal advice. Program guidelines, limits, insurance premiums, and fees change without notice and vary by scenario; figures shown are illustrative. All loans subject to credit approval, satisfactory appraisal, and clear title. Rates and program availability change daily; see taketherate.com for current information. Take The Rate · Travis Saling · NMLS #299683 · Equal Housing Opportunity · © 2026 Take The Rate. Agents: you are welcome to share this flyer with clients unmodified.