



**GMFS**  
PARTNERS

# HOMESTYLE RENOVATION

FANNIE MAE'S SINGLE-CLOSE RENOVATION LOAN

**Buy or refinance and renovate with one loan – locked in, closed and fully funded up front, with renovation dollars drawn as the work gets done.**

**5%**

Minimum down payment  
(primary residence)

**95%**

Max refinance LTV  
(as-completed value\*)

**30 & 15**

Year fixed-rate  
terms

## Program Features

- Single-close first mortgage locks in your rate and renovation funds up front
- Finances any permanent renovation or repair to the property
- Renovation funds held in an interest-bearing GMFS escrow and drawn as work progresses
- Borrower makes normal principal & interest payments during construction
- Available for purchase or refinance
- Min. down: 5% primary | 10% second home | 3% first-time buyer
- Refinance up to 95% of as-completed value (97% if Fannie Mae-owned; 90% second home)
- Do-It-Yourself option available in limited scenarios
- 30- and 15-year fixed-rate options

**Contact your District Director**

Learn more at [gmfspartners.com/products/home-style-renovation/](https://gmfspartners.com/products/home-style-renovation/)



\*Refinance LTV up to 95% of the as-completed appraised value; 97% if the existing mortgage is Fannie Mae-owned; 90% for second homes. This information is intended for use by mortgage professionals only and is not for distribution to the general public or as an advertisement to extend credit as defined by Regulation Z. All loans subject to credit and property approval; programs, rates, terms and conditions are subject to change without notice. Mortgages originated by GMFS LLC, NMLS #64997. Equal Housing Lender.