

PLANNING FOR YOUR DREAM HOME?

ATB Financial offers flexible land financing to fit your needs.

As a special promotion offered by ATB Financial's Killarney branch in partnership with Robert Eskiw of RE/MAX Real Estate, you may finance up to 80% of the raw land for your lot while you make plans to build your new home.*

- Select a fixed or variable interest rate
- Choose from a wide range of terms and amortization lengths (up to 25 years amortization)
- Repay the loan in part or in full without penalties
- 80% loan to value financing
- Interest-only repayment for the first two years.

Take Advantage of a Pre-Approved Mortgage

Talk to ATB Financial first, before you begin designing your new home. We'll give you peace of mind and immediate buying power with the knowledge up front of what you can afford.

Plus, we'll guarantee your interest rate for up to 12 months while your home is being built. And if interest rates have decreased at the time of the first draw during construction, you will receive the lower rate.

Advice whenever and wherever you want.

For free expert advice that comes to you, contact your ATB mobile mortgage specialist:

Denise Wareham

Mobile Mortgage Specialist
Ph: 780-717-4042
Fax: 780-410-1675
dwareham@atb.com

Cindy Crewe

Branch Manager
Edmonton Killarney Branch
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ATB Financial®

	Qualified Builder	Self-Builder
	Having your new home built by a qualified new home builder provides peace of mind by acquiring the expertise of the builder at a fixed contract price. Some builders offer added peace of mind even after your home is built through a new home warranty plan.	If you have good knowledge of the home building process you can act as your own general contractor to oversee and build your new home. Arranging and overseeing the construction of your new home does require expertise and a great deal of time. However, there can be pride achieved through more direct involvement.
Step 1 What's needed? We can help you obtain these items.	<ul style="list-style-type: none"> • Signed and accepted copy of building contract • Builders construction specifications, or completed Form 3570: <i>House Building Outline Specifications</i> • One complete set of house plans and working drawings (blueprint) • Site plan showing legal description, proportionate dimensions of property in detail, proposed location of house on property and other improvements • Directional map to property 	<ul style="list-style-type: none"> • Copy of land contract if land is being purchased or copy of land title if owned • Completed Form 3570: <i>House Building Outline Specifications</i> • One complete set of house plans and working drawings (blueprint) • Site plan showing legal description, proportionate dimensions of property in detail, proposed location of house on property and other improvements • Completed Form 3580: <i>Cost Projection for New Home Construction</i> • Directional map to property
Step 2 Market Value The market value of the new home to be built must be established.	An appraisal of new home to be constructed will be obtained. Appraisal may not be required if the builder is a member of a recognized warranty plan (fee may apply).	An appraisal of new home to be constructed will be obtained (fee may apply). A Market Value Appraisal may also be required.
Step 3	Build Your New Dream Home!	

As your home is built in stages, your mortgage is advanced in stages

When the construction of your home has progressed to an appropriate stage, a portion of your mortgage may be advanced to pay for the work completed (subject to a lien search of the title). An inspection may be required prior to an advance of the mortgage to ensure the work has been completed (fee may apply).



Pre-construction (if necessary)

A portion of the mortgage may be advanced prior to commencement of construction to pay a portion of the land price.



1st Progress Draw

- Basement ready for backfill
- 16% of approved mortgage advanced



2nd Progress Draw

- Interior ready for drywall
- 33% of approved mortgage advanced



3rd Progress Draw

- Drywall installed and taped
- 26% of approved mortgage advanced



4th Progress Draw

- House completed
- 25% of approved mortgage advanced