

Chateau Mortgage, LLC



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Elkstone 21

Financing available for Purchase Transactions

Designed Specifically for Foreign Nationals

December, 2009

Loan Amounts: Maximum 65% financing. Maximum amount based on the financial strength of the borrower

Qualification: Borrower must meet 2 of 3 criteria: (1) Minimum net worth of \$3.0 million (2) Minimum income of \$500,000, or (3) Minimum liquid assets of \$1.0 million

Products and rate: (a) 5/1 ARM interest only for 10 years at 5.25% as of 12/1/09. (b) 10/1 ARM interest only for 10 years at 6.25% as of 12/1/09.

Interest Rate Adjustment: Annually after the fixed rate period. Adjusts at a margin of 2.25% over the one year LIBOR index, currently at 1.05%.

Origination Fee: 0.75% with loan amounts up to \$2.0 million with a minimum fee of \$10,000. Origination fee of 0.625% for loan amounts over \$2.0 million with a minimum fee of \$15,000.

APR (annual percentage rate): 4.10% to 4.45 % depending on the loan amount.

Documentation: Full Documentation of income and assets

Occupancy: Primary or second homes - no investment property

Minimum credit score: Good credit required, but no minimum score

Other:

- Chateau Mortgage, LLC is a Wholesale Mortgage Broker licensed in the State of Colorado. Colorado Mortgage Broker License 100007764.
- Minimum loan amount \$1.0 million
- Two appraisals required on loan amounts of \$2.0 million or higher
- Prepayment penalty of 0.5% in the 1st 12 months
- Standard rate lock period of 30 days from the file submission date

Please call Dan James at 970-728-6782 or e-mail him at dan@chateautelluride.com for a Good Faith Estimate or more information on the options available