



# BRISAS

## DE PALERMO

### BRISAS DE PALERMO LOAN PROGRAM

- Titan Reserve, LLC's buyer-friendly "American-style" mortgage trust loan program is currently available to home-buyers at **Brisas de Palermo**; this program may be used for "purchase" mortgages if a home is already built, or as "construction-to-permanent-mortgage" financing for pre-construction properties
- By leveraging the home-buyer's U.S. creditworthiness and assets, this program provides affordable permanent mortgage loans (30-year amortization, low monthly payments) in resort locations where local bank financing would otherwise be unaffordable or unavailable
- Must be a U.S. citizen or U.S. resident alien, at least 24 years of age, and own U.S. real estate with net equity of approximately the value of the property which is to be bought or built (During the first twelve months of the Nicaraguan mortgage, the loan is cross-collateralized by the U.S. real estate)
- Minimum loan amount: \$150,000 to \$4,500,000 USD; loans are disbursed in U.S. Dollars
- Interest rates and terms: Currently 8.75% to 9.5% depending upon creditworthiness of individual home-buyer, with 30-year fixed amortization
- Target 80% LTV; in some cases CLTV 100% may be possible
- Documentation: "Stated"

Please inquire with your **Brisas de Palermo** real estate professional to see if you may qualify for this loan program; we look forward to financing your new property.