



Calvert Home Mortgage
Investment Corporation

Interim Purchase Mortgages:

Limited-Time Promotion ****

This product is built for properties that will be relisted and sold within 6 months ****

without renovations or improvements, time-sensitive opportunities, such as quick closings, people working to qualify with an A or B lender but need more time, wholesales, and much more.

Calvert Home Mortgage provides funding based on the property's **current market value**, not just the purchase price. That way, when a great deal is found where the market value is greater than the purchase price, **you can access more capital upfront.** ***

We provide **fully open mortgages** with **interest-only payments and no prepayment penalties.**

Interim Purchase

Up to 80% Loan to Value (LTV)*

LTV*	Rate**
<70%	Starting at 7.99% 6.99% 6.70%
71 - 75%	Starting at 8.99%
76 - 80%	Starting at 10.49%***

Promotional offer, valid until October 31, 2025 ****

* The rate, maximum LTV, and underwriting decision may differ depending on the size of the loan, the actual \$ amount down, the property location, the type of property, and the strength of the borrower.

** Rates are subject to change and are based on first position. To receive funding within 1-3 business days, a rush fee of \$1,000 may apply. Extensions beyond the initial loan term may be subject to a rate change. Extension rates are determined at the time of renewal and reflect market conditions and borrower performance.

*** When lending is based on a value above the purchase price (based on our valuation), a rate premium of 50-100 bps will apply.

**** Subject to change or end without notice. Promotion is limited to populations of 50K+ for borrowers with a beacon score of 600 or greater. To secure the promotional rate, a signed Commitment Letter must be in place by October 31, 2025. The mortgage must be funded by November 30, 2025. If the exit extends beyond 6 months, the mortgage will automatically renew with a 1% rate increase.

