

**For more information or to arrange for
a construction loan, contact:**



Candace Lenderman
Loan Specialist

252-646-2440

candace.lenderman@bcbonline.com

Candace has over 6 years of real estate lending experience and has successfully handled many construction loans. She knows the special care that effectively administering a construction loan requires. She also knows the industry and the people in it - she served on the Board of Directors of the Franklin County Home Builders Association for 3 years.

Candace would be glad to answer any questions you might have about working with Benchmark, the bank's construction to permanent loan process, obtaining a construction loan through Benchmark, or any other aspect of the lending side of your home construction project.

Founded in 1971 and based in Kenbridge, Virginia, Benchmark Community Bank has been helping North Carolina families and businesses with real estate loans for many years. Due to the proximity of the border to the bank's southernmost branches, Benchmark has attracted hundreds of North Carolina residents as customers and is now pleased to be offering them - and new customers as well - a more convenient way to access the loans that can help them thrive.



BENCHMARK
COMMUNITY BANK
LOAN CENTER

Specializing in Real Estate Loans

12335 Wake Union Church Rd., #206
Wake Forest, NC 27587



Member
FDIC

Introducing
Benchmark's
NEW
"No Surprises"
Residential Construction
Loan Program



BENCHMARK
COMMUNITY BANK
We Make Southside Smile

Why Benchmark?



No need for your customer to look for two different sources of funding.



Extensive experience with construction loans for those wanting to build their own home.



Loan officers who will work closely with both you and your customer thus avoiding potential misunderstandings and/or delays.



Great rates and terms.



Experienced loan officers and assistants. Loan personnel at Benchmark have, on average, 18 years of experience!



A local focus - the bank has been loaning money to people in Southern Virginia and across the border in North Carolina for decades.



A bank with an exceptional service culture. We're not just friendly; we strive to make a difference in people's lives.



A financially sound bank to which you can send your new customers with confidence!



Peace of mind for everyone involved!

Benchmark has been rated one of the Top 200 community banks in the nation by American Banker magazine for 8 years in a row!



Benchmark is now offering a seamless “Construction to Permanent” loan process for your residential customers.

It works like this:



Once you have determined the cost of the home your customer would like to build, send them in to see us. A Benchmark loan officer will take their application and, based on the construction estimate, calculate for them the total amount of the fee associated with the construction phase of their home loan.



At the same time that the construction terms are discussed, Benchmark will inquire about the customer's preference for permanent financing (15 vs 30 year loan, etc), explain the bank's secondary mortgage program, and introduce the customer to a mortgage officer who will work on securing a permanent loan.



The construction loan officer will work with you, the builder, and the customer throughout the entire building process, staying in constant communication on inspections, progress, possible overruns, etc. Their goal is the same as yours and the customer's: No surprises!



By the time the house is nearing completion, terms for the permanent loan will be in place. If a traditional mortgage is not the right fit for the customer's situation, Benchmark is usually able to transition the construction loan to a permanent in-house mortgage with no extra closing costs.



When the customer closes on the permanent loan and moves into their beautiful new home, we all celebrate!