

Accessory Dwelling Unit (ADU) Finance Guide



State of Oregon
Department of
Environmental
Quality



Accessory
dwellings.org



Scenario	Financial Institution	Loan Name	ADU Type	Loan Terms	Max Loan to Value	Upfront Fees	Maximum Construction Loan Amounts	Max Loan Amounts	Loan Based On
Purchase or Refinance a Home and Build an ADU	Prospect Mortgage	Fannie Mae HomeStyle Loan	attached or detached	15 & 30 yr fixed	Purchase: 97% LTV (SFR), 85% LTV (2nd home)	5% min. down (SFR), 20% min. down (2nd home)	Renovation max. is 50% of the "as completed" value	\$417,000 (SFR)	as completed value
		FHA 203(k) Renovation Mortgage	attached or detached	30 yr fixed or 5/1 ARM	96.5% LTV	3.5% min. down payment	No max amount within FHA county loan limits	Loan amounts within FHA county loan limits	as completed value
		Fannie Mae HomePath Renovation Mortgage	attached or detached	30 yr fixed or 5/1 ARM	97% LTV (SFR), 85% LTV (2nd home)	3% min. down (SFR), 15% min. down (2nd home)	Up to 35% of the as completed value, not to exceed \$35,000	\$417,000 (SFR)	as completed value
	Advantis Credit Union	FHA 203(k) Renovation Mortgage	attached or detached	15 yr fixed; 5/1 & 3/2 ARM; 30/10 Balloon,	90% LTV	\$750 appraisal fees, 1% loan origination fee	No max amount within loan limits	\$417,000 (SFR); high-balance loan LTVs ≤ 90%	as completed value
	NW Mortgage Group	FHA 203(k) Renovation	attached only	15, 20 & 30 yr fixed; 5/1, 7/1, & 10/1 ARMs	96.5% LTV	Traditional mortgage loan fees apply	No max amount within FHA county loan limits	Loan amounts within FHA county loan limits	as completed value
	Umpqua Bank	Refinance Loan	attached only	15, 20 & 30 yr fixed; 5/1, 7/1, & 10/1 ARMs	80% LTV (85% with MI)	No origination fees or annual fees	No max amount within FHA county loan limits	Loan amounts within FHA county loan limits	as completed value
	HomeStreet Bank	FHA 203(k) Renovation Mortgage	attached or detached	15 & 30 yr fixed	96.5% LTV	3.5% min. down payment	No max amount within loan limits	Loan amounts within FHA county loan limits	as completed value
	Washington Federal	"All-in-One" Custom Construction	attached or detached	15 & 30 yr fixed; 5/1, 3/2 ARMs	70% LTV; 50% LTV (Refinance)	Traditional mortgage loan fees apply	No max amount within loan limits	Up to \$1.5 mil.	as completed value

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Construct a New Home with an ADU	HomeStreet Bank	Construction Permit Loan	attached or detached	15 & 30 yr fixed	90% LTV	10% down payment min., one-time close	No max amount within loan limits	Up to \$1 mil.	as completed value
	Capital Pacific Bank	Extended Construction Loan through Neil Kelly	attached or detached	16 yr line of credit	90% LTV	No upfront fees	Up to \$1 mil.	Up to \$1 mil.	as completed value
	NW Mortgage Group	"All-in-One" Construction	attached or detached	30 yr fixed; 5/1, 7/1, 10/1 ARM	80% LTV	Traditional mortgage loan fees apply	No max amount within conventional county loan limits	Loan amounts within conventional county loan limits	as completed value
	Umpqua Bank	Custom Construction	attached or detached	5/1, 7/1, 10/1 ARM	90 % LTV	10% down payment min.	No max amount within loan limits	Up to \$2 mil.	as completed value
Use Your Home Equity to Build an ADU	OnPoint Community Credit Union	EquityFlex & EquityFlex Fixed Portion Options	attached or detached	Up to 20 yr fixed	100% LTV (≤\$20,000 LOC) 80% LTV (≤\$100,000 LOC)	1% construction loan origination fee	No max amount within loan limits	Determined by equity value.	current value of main home
	Umpqua Bank	Home Equity Loan or Line of Credit	attached or detached	10 & 15 yr fixed; 30 yr heloc	80% LTV	No origination fees or annual fees	No max amount within loan limits	\$250,000	current value of main home
	Trailhead Credit Union	Home Equity Line of Credit	attached or detached	Variable rate tied to prime	85% LTV	No origination fees or annual fees	No max amount within loan limits	Borrow up to approved credit limit	current value of main home
		Home Equity Loan	attached or detached	Up to 15 yr fixed	85% LTV	No origination fees or annual fees	No max amount within loan limits	Borrow up to 85% of the value of the home	current value of main home
Unitus Community Credit Union	Home Equity Loan	attached only	7, 10, 15 year terms	100% LTV	\$450 appraisal fee	Up to \$100,000	Borrow up to 85% of the value of the home	current value of main home	