

**“Second Home Financing Program”  
Residents and Non Residents Mortgage Loans**

For those who are interested in buying a house, condominium or land in Costa Rica.  
Financing Conditions

<b>Conditions</b>	<b>House, condominium or lot</b>
Maximum loan term	House or condominium (Up to 20 years), Land (Up to 10 years)
Maximum Debt-to-Income Ratio (DTI)	30%
Maximum credit amount	Based on credit report
Creditworthiness	Minimum 680 points (good or very good)
Maximum Loan to value ratio (over appraisal)	Over USD 800 thousand.....50% (*) USD 400 thousand to USD 800 thousand.....60 %(*) Up to USD 400 thousand.....70%(*)
Annual Rate	1Libor 6 months + 3.45 bp 13 to 36 months: Libor 6 months + 3.95 bp 37 to 60 months: Libor 6 months + 4.45 bp 61 to 96 months: Libor 6 months + 4.95 bp 97 to 240 months: Libor 6 months + 5.45 bp
Minimum Rate	1 to 12 months : 5.00% 13 to 36 months: 5.25% 37 to 60 months: 5.50% 61 to 96 months: 6.00% 97 to 240 months: 6.50%
Review and rate adjustment	Monthly

**CHECK LIST REQUIREMENTS**

These requirements apply only to US and Puerto Rico citizens/residents\*\*  
This check list is provided to help gathering information to be included with loan application.

The basic requirements needed are listed below. The Fideicommissary Bank may ask for additional documentation necessary to determine risk and approval of credit proposal.

### **Personal information**

- Form of authorization
- Know your Customer Form
- Uniform Residential Loan Application (completed & signed by all parties)
- Earnest Money Contract (sales purchase agreement executed by buyer and seller)
- Copy of passport
- W-2 forms for previous 2 years
- Personal tax returns for past 2 years (all pages signed and dated)
- Bank statements and/or brokerage account investments for prior 3 months
- ACH Form (Automated Clearing House)

### **Or Corporate information**

- Form of authorization
- Know your Customer Form
- Uniform Residential Loan Application (completed & signed by all parties)
- Earnest Money Contract (sales purchase agreement executed by buyer and seller)
- Passport's photocopies (borrower & co-borrower)
- Corporate/Partnership tax returns with all schedules for past 2 years
- Profit & Loss statement for year to date (signed & dated)
- Balance sheet for year to date (signed & date)
- Bank statements and/or brokerage account investments for prior 3 months
- ACH Form (Automated Clearing House)