

# BUILD YOUR DREAM BARNDOMINIUM

*Finance your custom barndo build with First Federal!*



Home with Garage

## WHY BUILD A BARNDOMINIUM?

Barndominiums provide open concept, customizable interior living space with all weight-bearing posts located on the exterior of the home. You'll have the flexibility to design to your specifications, and easily renovate or add square footage in the future! Plus, the post-frame and steel-frame construction styles protects your home against high winds and other weather.



Home without a Garage

## STRESS-FREE FINANCING

Whether it's a ranch home, cabin retreat or home+shop combination, First Federal has you covered with financing available in all 48 continental states! Our loan options provide funding for both the construction phase as well as the permanent mortgage. I'll work with you from designing your barndo through securing a competitive fixed-rate mortgage loan!



Post and Beam (Timber Frame)

## GET STARTED TODAY!

Exploring a barndo build? Share your plans with me at [ffbk.com/barndo](https://ffbk.com/barndo) so I can present potential barndominium financing options for you!



Dave Navrat  
NMLS # 1803366



**First Federal**  
BANK of KANSAS CITY

[ffbk.com/barndo](https://ffbk.com/barndo)



\*All loans subject to credit approval.



# Barndominium Financing Guidelines

The following provides a general overview of borrower permissions and requirements when obtaining a post frame, steel frame, or post and beam home construction loan\* through First Federal Bank of Kansas City. The information below is subject to change at any time and is not a commitment to lend. Borrower must confirm details with First Federal Bank of Kansas City during the loan application process.

- **Minimum 15% down payment, plus closing costs**

- Equity in the land may be used to cover down payment and closing costs
- Equity in current home may be used to cover down payment and closing costs, provided borrower plans to sell their current home prior to obtaining permanent financing for the barndominium
- Amounts paid out-of-pocket by borrower may be used to cover down payment and closing costs
  - Ex: water well, septic, driveway, building down payment

- **Borrower may act as General Contractor**

- Exceptions: If building in Texas, borrower must hire a General Contractor and be in accordance with Texas laws
- The General Contractor is an administrative role; it does not imply that any work may be performed by the borrower
- The General Contractor manages the entire build process and is responsible for all aspects of the build, including adherence to all laws and regulations

- **All work must be performed by professionals who do the work on a daily basis as their primary occupation**

- Exception: Finish work may be performed by the borrower
  - Finish work is generally understood to mean work that takes place after preparing interior walls for painting
  - Ex: painting walls, laying floor tile, installing trim work, cabinets and fixtures
- Exception: If the Borrower performs similar work on a daily basis as their primary occupation, they may be allowed to perform the work on their construction project

- **Borrower may live on the property while building provided they meet all local laws and regulations**

- Ex: Borrower may live in an on-site RV or camper during the build process

- **Residential/finished living space must make up at least 60% of the home's square footage**



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