BELLCO

7600 E Orchard Rd
Greenwood Village, CO 80111
Direct: 303-689-7800
www.bellco.org

CHOICELINE/HELOC GUIDELINES

Owner-Occupied Single-Family Homes and Townhomes

LOAN POSITION	FACTORS		MAX CLTV	MAXIMUM LOAN AMOUNT
Behind Broker First	Credit Score	740+	90%	$450,000
		740+	75%	>$450,000
		660-739	85%	$450,000
		600-659	80%	$450,000
Behind Broker Jumbo		740+	75%	>$450,000
		680+	80%	$450,000
First Position		680+	80%	$450,000

Owner-Occupied Condos

LOAN POSITION	FACTORS		MAX CLTV	MAXIMUM LOAN AMOUNT
Behind Broker First	Credit Score	740+	90%	$150,000
		700–739	85%	$150,000
		680-699	85%	$100,000
		660-679	75%	$100,000
		600-659	70%	$75,000
Behind Broker Jumbo		740+	80%	$100,000
		700-739	75%	$100,000
		680–699	75%	$75,000
		660–679	70%	$75,000
First Position		700+	80%	$100,000
		680–699	80%	$75,000

Second Homes: Single-Family Homes and Townhomes

LOAN POSITION	FACTORS		MAX CLTV	MAXIMUM LOAN AMOUNT
Behind Broker First	Credit Score	700+	75%	$150,000
		680-699	75%	$100,000
		660–679	70%	$75,000
		600–659	70%	$50,000

Second Homes: Condos

LOAN POSITION	FACTORS		MAX CLTV	MAXIMUM LOAN AMOUNT
Behind Broker First	Credit Score	700+	75%	$100,000
		700-739	75%	$75,000
		680-699	70%	$75,000

Owner-Occupied Manufactured Homes

LOAN POSITION	FACTORS		MAX CLTV	MAXIMUM LOAN AMOUNT
Behind Broker First	Credit Score	740+	80%	$100,000
		700-739	75%	$100,000
		680-699	70%	$75,000
		660-679	65%	$75,000
		600-659	65%	$50,000
First Position		700+	80%	$100,000
		680–699	80%	$75,000

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2 Unit Owner Occupied

LOAN POSITION	FACTORS		MAX CLTV	MAXIMUM LOAN AMOUNT
Behind Broker First	Credit Score	740+	80%	$100,000
		700-739	75%	$100,000
		680-699	70%	$75,000
		660-679	70%	$75,000
		600-659	70%	$50,000

3-4 Unit Owner Occupied

LOAN POSITION	FACTORS		MAX CLTV	MAXIMUM LOAN AMOUNT
Behind Broker First	Credit Score	740+	70%	$100,000
		700-739	65%	$75,000
		680-699	65%	$75,000
		660-679	65%	$50,000

- Bellco cannot be in 2nd position behind an Exotic Mortgage, such as negative amortization, interest only, payment option ARMs, or reverse mortgages.
- Manufactured homes must be minimum doublewide, deeded as Real Estate, and on a permanent foundation on member-owned property.
- Borrower(s) must certify at closing they will occupy the property for one year. Vacation or second homes must also be owner-occupied and not rental properties.

For information on other product types, please reach out to BellcoLoanBrokers@Bellco.org.

The ChoiceLine loan is designed to offer a ten-year Variable Rate Draw Period followed by a ten-year Fixed Rate Repayment Period, with the option to take advances during the Draw Period and fix the rate and set the repayment term for this Fixed Rate Subaccount - see Predisclosure for details. A borrower can have up to three (3) Fixed Rate Subaccounts open at one time. If an initial draw of at least $5,000 is taken at closing, Bellco will pay standard closing costs for the ChoiceLine. To qualify for the no closing cost option, a $5,000 initial advance must be taken at closing. Closing costs paid by Bellco apply to standard closing costs, excluding appraisal. Unique closing costs associated with your loan will not be covered (e.g., subordination agreements, lien releases, etc.) An appraisal, paid for by the borrower, may be required to determine the value of the property, and is not a covered closing cost. Closing costs paid by Bellco must be repaid if the loan is refinanced or closed within 36 months of the original closing date. Conditions and restrictions apply. If the initial draw at closing is less than $5,000, standard closing costs will apply.

Property must be insured and located in Colorado. Membership eligibility is required. All loans are subject to approval.

Guidelines updated 1/1/26.

EQUAL HOUSING OPPORTUNITY