Traditional(!?!) Sources of Capital
PFI Conference 2018
Rory & Lynette Van Wyk
RoLyn Hills Farm
Winterset, IA
RoLyn Hills Farm

• 40 Acres in Madison County
RoLyn Hills Farm

- 40 Acres in Madison County
- Pasture, timber, hay
RoLyn Hills Farm

- 40 Acres in Madison County
- Pasture, timber, hay
- Grass-fed/finished beef and lamb, pastured poultry
RoLyn Hills Farm

• Finance Attempt One
RoLyn Hills Farm

• Finance Attempt One
  • Hobby Farm Loan
RoLyn Hills Farm

• Contract Purchase
RoLyn Hills Farm

Contract Pros
• Favorable terms
RoLyn Hills Farm

**Contract Pros**

- Favorable terms
- Flexible
RoLyn Hills Farm

**Contract Pros**
- Favorable terms
- Flexible
- No application
RoLyn Hills Farm

**Contract Pros**
- Favorable terms
- Flexible
- No application

**Contract Cons**
- Risk
RoLyn Hills Farm

• Refinance
RoLyn Hills Farm

• Refinance
  • Traditional home loan
RoLyn Hills Farm

• Refinance
  • Traditional home loan
  • 30 year amortization
RoLyn Hills Farm

• Refinance
  • Traditional home loan
  • 30 year amortization
  • PMI based on purchase price
RoLyn Hills Farm

• 2\textsuperscript{nd} Refinance

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RoLyn Hills Farm

• 2\textsuperscript{nd} Refinance
  • 10/1 ARM with 30 year amortization
RoLyn Hills Farm

- 2\textsuperscript{nd} Refinance
  - 10/1 ARM with 30 year amortization...BECAUSE...
RoLyn Hills Farm

• 2\textsuperscript{nd} Refinance
  • 10/1 ARM with 30 year amortization...BECAUSE...
  • In-house loan
RoLyn Hills Farm

• 2\textsuperscript{nd} Refinance
  • 10/1 ARM with 30 year amortization...BECAUSE...
  • In-house loan
  • No PMI
Thank You!