

## 815 NEW MORNING ROAD, CAMANO IS 98282



### THE STORY

When Diane and her mother, Geri, were looking for property in 2017, their dream was to start a non-profit foundation to rescue kitties deemed “unadoptable.” They purchased 815 New Morning Road and developed it into a small oasis with homes adapted with “catios” for socialized kitties and a small cabin set up for feral kitties. In 2019 they founded Flower Feline Sanctuary – their dream come true! Since then this has been a permanent home for kitties needing care and a sanctuary for foster kitties waiting for new homes. After Geri passed away, it became time for Diane to change the focus of Flower Feline Sanctuary and move to a new home.

This property is well suited for someone with similar ideas – a mini farm set up to safely care for small animals with safe enclosures – even overhead fencing protection. It has a fenced raised bed garden space, a garden shed, a roomy garage with space for a shop and an attached carport: all on secluded 5 acres at the end of a paved road. What is Your Dream?

The 2 charming manufactured homes share a 4 bedroom septic system; heat, hot water and small heater stoves are powered by propane, as well as the gas stove in the main home. Water is provided by Camano Sunrise (<https://camanosunrise.com/> for more information). The homes make a great “extended friend/relative” living” opportunity. At this time Camano Sunrise does not allow rentals.

## LOANS FOR 815 NEW MORNING ROAD

Conventional/FHA financing won't lend when both homes are manufactured so alternate financing is needed. Financing terms include cash, a lender of your choice, or contact one of the following list -info copied from emails – **NOTE – one lender can do VA - April Haug with Mt. Baker Mortgage**

**Lisa Shookman | Mortgage Lending Manager**

**nw+CU**

NW PLUS CREDIT UNION

425.297.1050

NMLS #522420

[lshookman@nwpluscu.com](mailto:lshookman@nwpluscu.com)

We are willing to finance this property for qualified borrowers. We will hold in our portfolio and have a couple of options:

Owner Occupied:

20% down (80% LTV) would be required since PMI will not insure (they follow agency guidelines)

Fixed rate = current rate + .50% added for portfolio loan (the 3/13/25 rate 6.75 + .50 = 7.25%)

ARM Rate = current rate (We offer 7/1, 5/1, 3/1)

Origination fee = .50%

Loan Level Pricing adjustments will apply (for portfolio loans, we only charge .50% of the total LLPAs)

(For example: 750 credit score at 80% LTV is a cost of .875% and Manufactured home with the same LTV and score is .50% so we would charge .75% for LLPAs)

Non-owner Occupied:

25% down (75% LTV)

Fixed rate = 7.50%

Origination Fee = 2.00%

**Owner occupied loan: Seller can contribute up to 6%**

**Non O/O 2%**

### **POSSIBLE VA LOAN:**

**April Haug, 360-820-7614**

**[april@mtbakermortgage.com](mailto:april@mtbakermortgage.com)**

**Mount Baker Mortgage Company**

April and I talked at length about VA financing for this property. If you have a VA buyer, please contact her. Other lenders have said "no", but April has one who will do this loan. April is highly recommended as a deal maker – placing loans where others failed. She has extensive experience in financing manufactured homes.

## **Steve Gray**

### **Peoples Bank**

Vice President

Senior Real Estate Loan Officer

Bellingham Real Estate Loan Center / NMLS# 107828

Office: (360)756-8386 / **Cell: (360)920-1805**

[steve.gray@peoplesbank-wa.com](mailto:steve.gray@peoplesbank-wa.com)

Visit us online at [www.peoplesbank-wa.com](http://www.peoplesbank-wa.com)

(Steve quoted similar terms to Lisa's – I am waiting for email confirmation before posting.)

## **Bill Maggio**

NMLS #404813

Sr. Loan Consultant - CMA

NewRez/Caliber Home Lending

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Licensed in AZ, CA, MT, ND, NV, OR, SD, WA & WY

[William.Maggio@caliberhomeloans.com](mailto:William.Maggio@caliberhomeloans.com)

[www.maggiomhomeloangroup.com](http://www.maggiomhomeloangroup.com)

(Bill can broker a loan – contact him for details. He is highly recommended for your lending needs)

## **Lisa Marie Stanley**

Branch Manager

NMLS-120514

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Vancouver, WA. 98660

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503-887-0666 (ofc/cell)

503-622-8757 (fax)

Licensed in: Oregon, Washington, California, Idaho, Montana, Texas, Florida and Hawaii

(Lisa has an in house loan – call her for details. She is an outstanding loan officer.)

## **Rob Fischer**

Loan Officer

[rfischer@cmghomeloans.com](mailto:rfischer@cmghomeloans.com)

(425) 446-1584

15021 Main Street, Suite C, Mill Creek, WA 98012

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2477186 | CORPORATE NMLS# 1820

**CMG** HOME LOANS

HOME LOANS SIMPLIFIED

(Rob has been a great help in this search and has an in-house loan. Contact him for information.)

FOR MORE INFORMATION CONTACT:

**Muriel Lawty, managing broker,**

[muriellawty@BHHSSigprop.com](mailto:muriellawty@BHHSSigprop.com) cell/text: **206-328-5206**

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