



Using Home Equity as down payment funds

Many transactions we do include a combination of Home Equity Line of Credit (HELOC). This can allow the borrower to stay under conforming loan limits for better pricing and faster turn times.

Recently, we assisted a family purchasing a \$650,000 2nd home in Seagrove Beach. By using a HELOC on their primary home, we were able to secure:

\$417,000 conforming first mortgage at 3.5% 30 year fixed
\$233,000 HELOC on their primary home at 4.49% interest only

Required down payment = \$0

This week on 30A...



Recent Success Stories - We've had a record summer along 30A

- \$3.25M purchase in Watersound Beach
- \$1.295M purchase in Sunnyside
- \$2.9M purchase in Rosemary Beach
- \$836K purchase in Naturewalk
- \$700k purchase in Seacrest Beach cleared to **close in 20 days**
- \$2.1M purchase in Watercolor - **Self Employed w/ 5 LLC's**
- \$460k purchase in Seagrove
- \$487K purchase in Watersound Origins
- \$417K cash out refinance in Wild Heron/Shark's Tooth
- \$1.6M second home purchase in Rosemary Beach **financed in under 30 days**
- \$1M purchase in Seaneast Village in Seagrove
- \$275k primary home purchase in Seagrove - **Non-occupant Co-borrower program**
- Primary residence **re-finance 2 years after a short sale**
- \$225k primary home purchase in North Santa Rosa Beach
- \$425k primary home purchase in Inlet Beach **Investor cash flow for retirement age buyers**
- \$475k second home purchase in Seacrest Beach
- \$485k new construction primary home in Watersound Origins
- 175k town home purchase in Santa Rosa Beach **FHA loan credit score under 620**
- \$355k purchase on future income closed in 20 days
- \$2.9M second home purchase in Rosemary Beach
- \$620k 2nd home purchase in Grayton Beach **15 year loan**
- \$355k Primary home purchase with **future income**


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