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contact me today!*

## HOME EQUITY LINE OF CREDIT

Home equity can be a valuable financial resource when you need access to funds as a homeowner, or if you need assistance with a down payment as a home buyer. Ask your mortgage consultant about a simultaneous second mortgage program home equity line of credit, or HELOC, to consider as a financing option that may help you reach your homeownership goals. Here are a few features:

- Maximum loan amount of \$350,000 for primary residences and \$250,000 for second homes. Minimum loan amount of \$7,500.
- Interest only payments for first 10 years.
- May be a tax benefit. Consult your tax advisor.
- Use credit any time or all at once.

### Homeowner Refinance Benefits:

- Make home improvements with renovations, repairs or maintenance.
- Manage or consolidate debt.
- Access funds for a major purchase or unexpected expense.

### Home Buyer Purchase Benefits:

- Combine the 1st mortgage loan with a HELOC to avoid monthly mortgage insurance payments.
- Access funds again after the HELOC principal balance is paid down.

**Home Equity Lines of Credit (HELOC) provided by 3rd party.** Available for 1-2 unit primary residences and owner-occupied second homes. Combined 1st and 2nd mortgage loan amounts up to \$1,500,000 for a primary residence. Annual maintenance fee of \$75.00 is required. Product is not available in Georgia or West Virginia.

All first mortgage products are provided by Prosperity Home Mortgage, LLC. (877) 275-1762. Prosperity Home Mortgage, LLC products may not be available in all areas. Not all borrowers will qualify. Licensed by the NJ Department of Banking and Insurance. Licensed by the Delaware State Bank Commissioner. Also licensed in District of Columbia, Georgia, Indiana, Maryland, Michigan, North Carolina, Pennsylvania, South Carolina, Tennessee, Virginia, and West Virginia.

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merge to create the ultimate  
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