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*“Your Best Interest Is My Priority”*

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## Home Rich and Cash Poor

Often times our financial advisors whether professional individuals, books, friends, family, etc. have directed us to be debt free; even home debt free. The push to aggressively pay off debt has left many Americans' with little to zero retirement account dollars to survive on a month to month basis.

How often have you heard, “I don't make enough money to carry a house note on my retirement dollars” or “I lost my job and now no one will lend money to me now!”

Did you know that if you could take cash for example: \$100,000 and earn 12% (common in today's market) that in every 6 years, 72 months your dollars would double?

Did you know that if you have a mortgage over \$130,000 that the taxes and interest will exceed the standard tax deductions allowed by the IRS saving you tax dollars?

To make your home work for you one must first know a few rules about borrowing against your home.

- For a refinance or cash out refinance, also known as a home equity loan, the maximum LTV is driven by appraised value.
  - A straight refinance with no cash out to the owner **may** exceed 100% LTV (loan to value) with all cost to refinance rolled into the refinance
  - A Cash Out Refinance – Home Equity Loan originated in the state of Texas is limited to 80% of the appraised value. Should a lien already exist this amount is subtracted from the 80% allowed amount and the remainder may be taken as cash. The cost to refinance may come from the excess cash or be paid by the borrower.

What will it cost me to refinance my existing home or cash out on my existing home? – See the Cost Estimate Worksheet – Most fees are standard regardless of the dollar amount of your mortgage; with two fees which are based upon loan amount – the origination fee and the title policy fee

***Who is the next person you know that might need to purchase or refinance a home or a business within the next 3 months? Send them to me! 713-907-5365  
100% of my business is By Referral Only***