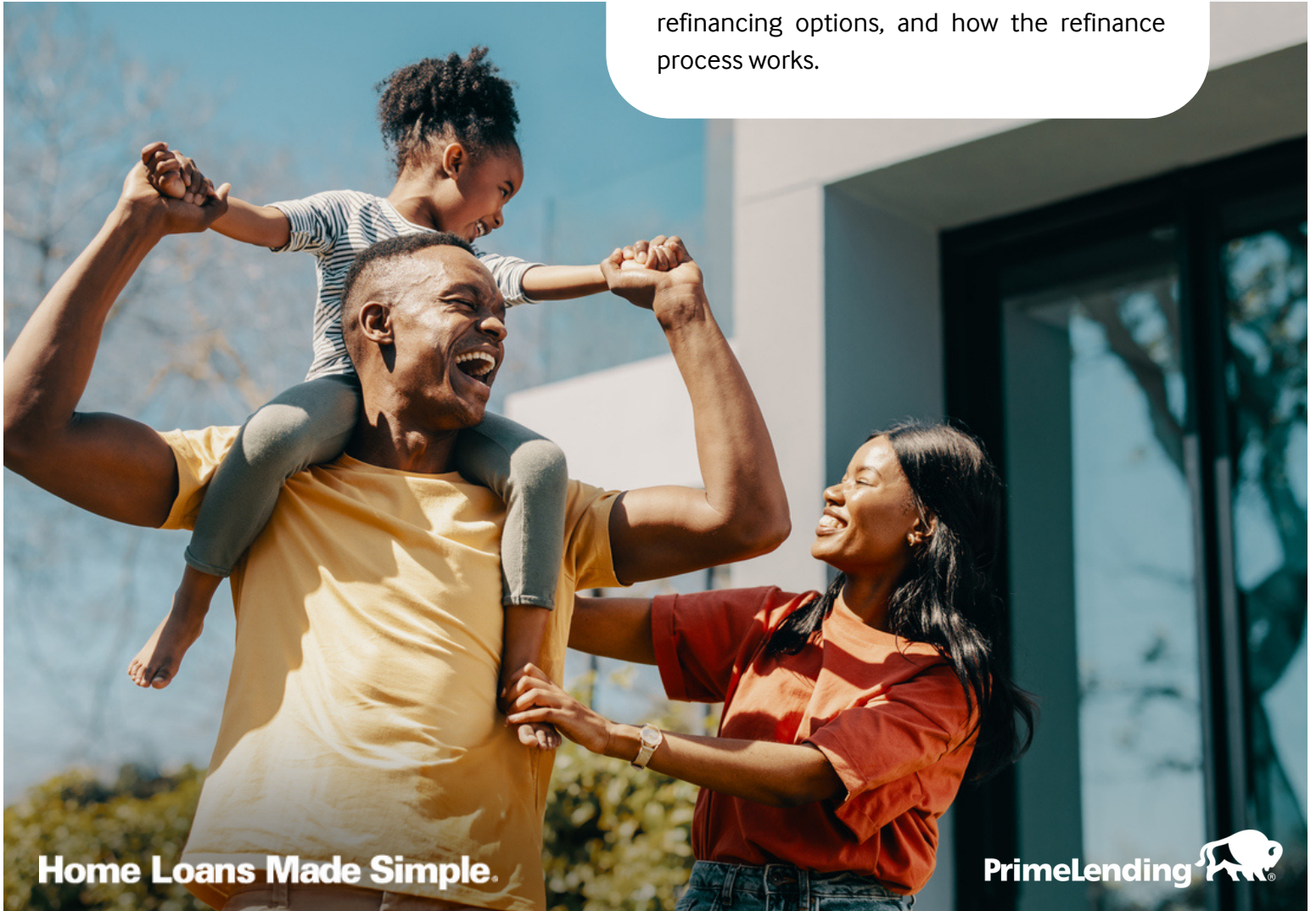


# Refinancing 101

Your finances change over your time and your mortgage can too, if you refinance. In fact, most mortgages last less than 10 years because homeowners refinance into a new mortgage or purchase a new home before the term is up.

A refinance gives homeowners the opportunity to improve their mortgage terms to better fit their current financial situation or goals. This guide will cover how to know if now is the right time to refinance, all your refinancing options, and how the refinance process works.



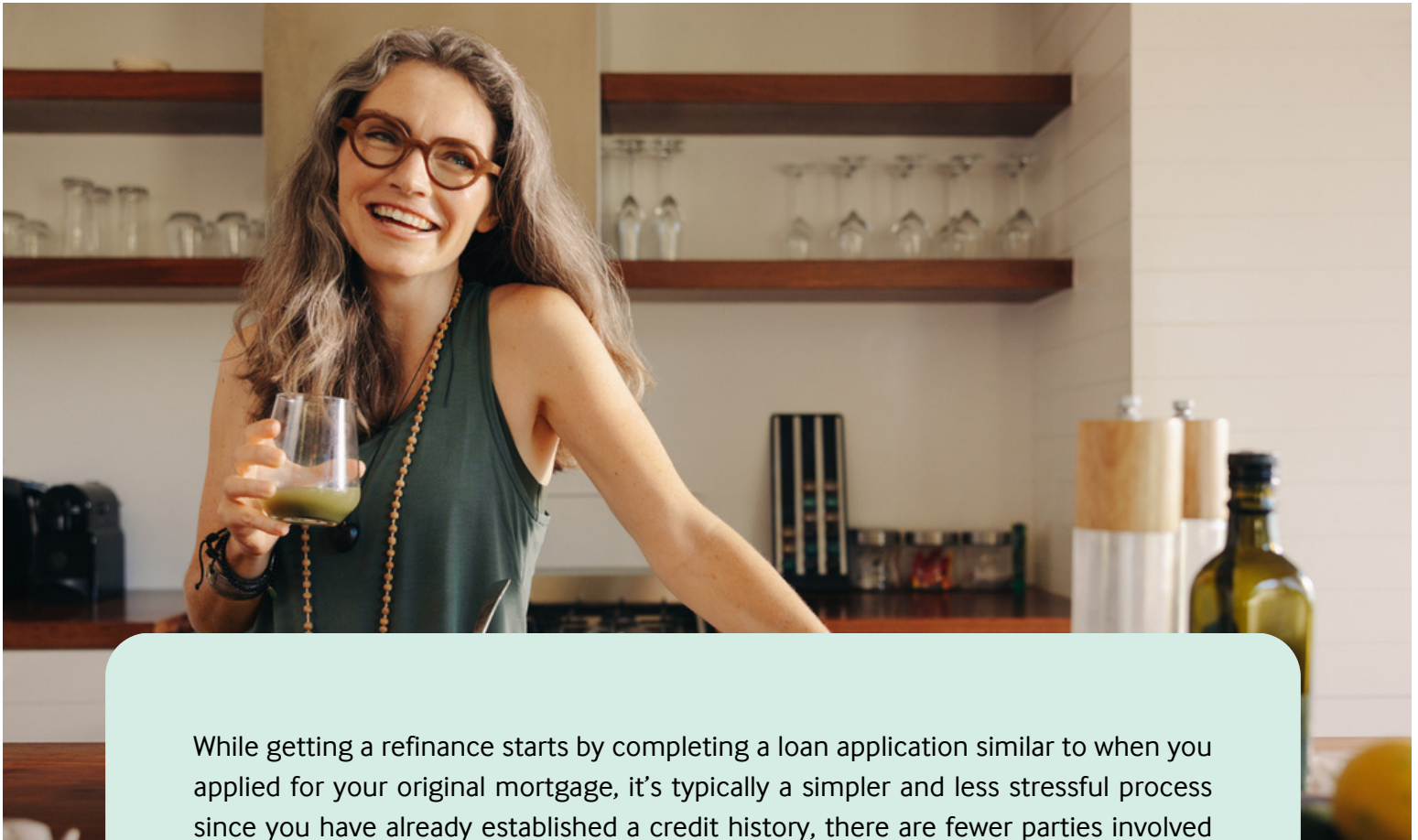
**Home Loans Made Simple.**

**PrimeLending** 

# Understanding a Refinance

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A mortgage refinance, also called a “refi”, is when you revise or replace your current mortgage with a new loan or terms. Often, homeowners realize their budgets and lifestyles have changed since they signed their original mortgage. Usually, the market has changed as well over time. By refinancing, homeowners could potentially improve their financial standing, as well as get the benefits of today’s market.



While getting a refinance starts by completing a loan application similar to when you applied for your original mortgage, it’s typically a simpler and less stressful process since you have already established a credit history, there are fewer parties involved and there is less time pressure. Along the way, we will re-evaluate your credit history and other financial documents to ensure we provide you with the most beneficial options.

# Why Refinance?

The ultimate goal of refinancing is to improve your financial situation, whether that means keeping more money in your pocket, consolidating high interest debt or changing the term of your loan. With a refinance, you may be able to:

## ✓ Drop Private Mortgage Insurance (PMI)

Tired of paying for PMI? Luckily, PMI isn't permanent! Usually, borrowers must pay PMI when they make a down payment less than 20% on a conventional loan. So, if you've built up 20% or more equity in your home, you can use a refinance to remove the PMI fee from your payment.

## ✓ Access Home Equity

If your home is worth more than what you owe on your mortgage, you could use a cash-out refinance\* to cash in on your home's equity. By refinancing your old mortgage to a new loan, you could get back the difference between the two in cash that you can spend however you choose, such as to consolidate debt, make home improvements, cover unexpected costs, and so on.

## ✓ Pay Off Loan Faster

A refinance can help you pay off your mortgage faster. How? By changing the term (a.k.a. length) of your loan. So, if your initial mortgage had a 30-year term but you would like to pay it down sooner, you could refinance to a shorter term loan. While you may not see a payment reduction every month, the overall amount of interest paid will be reduced.

## ✓ Lower Monthly Payment

Wouldn't you lower your monthly payment if you had the chance? A refinance could help you do just that. You could potentially lower your interest rate, and overall monthly payment, if you refinance when market interest rates are lower than the rate on your initial mortgage. That means you could start saving for something else, free up cash for other uses, or just make daily living a bit more comfortable.



Home Loans Made Simple.

## When is a Refi Right for You?

How are you supposed to know if now is the right time for you to refinance? Great question. As with any financial decision, it's important to gather as much information as possible so that you can make the best decision for your current situation and future goals.

One of the best first steps is to use my [free refinance calculator](#) to get an estimate of your new monthly payment compared to your current home loan.

Your Current Mortgage Loan	
Loan Amount *	\$ 300,000
<small>Enter the original loan amount for your home</small>	
Interest Rate *	5.50 %
<small>Enter your original loan interest rate</small>	
Loan Start Date *	07/26/2008
<small>Enter the date of your first payment</small>	
Your Desired Mortgage Loan	
Loan Payoff Amount *	\$ 199,491
<small>What is the payoff amount for your current loan?</small>	
New Interest Rate *	3.93 %
<small>New Loan Term *</small>	

We could also run a free mortgage checkup for you to make sure your current mortgage is still the best option for you. If it isn't, I'd be glad to run some cost-comparison scenarios to help you make an informed decision about your refinancing options.

You know what they say—there's no time like the present.

**Connect with us today to discuss if a refinance is right for you.**

# Exploring Loan Types

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When it's time to refinance, PrimeLending offers a full range of loan types to fit your needs. Whether you need long or short term solutions, fixed or adjustable rate and more, we've got you covered.

## Fixed-Rate Mortgage

A fixed-rate mortgage is a refinance option for homeowners who value predictability because the interest rate and monthly payment won't change over time. Available as either 15- or 30-year options.

## Adjustable-Rate Mortgage (ARM)

An ARM allows homeowners to refinance with a lower interest rate that will rise or fall over time as the market rate shifts. An ARM is a good loan option for homeowners who plan to move within a few years.

## Conventional Loan

Conventional loans often have lower rates since those who qualify can typically meet the higher income and credit requirements. There are several options available.

## Jumbo Loan

A jumbo refinance loan is available when the amount needed for the loan exceeds the standard conforming loan limit in your area. This is common for higher priced homes or homes in high-value markets.

## Questions about Loan Types?

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**We're happy to help.  
Just reach out.**

## FHA Loan

An FHA refinance offers lower down payment options, as well as easier income and credit requirements. They are backed by the government and designed to make your refinance more affordable.

## VA Loan

A VA refinance is designed to help qualified Veterans and active-duty military member refinance to a mortgage that fits their needs. There are no down payment\*\* or PMI requirements.

## USDA Loan

USDA refinance loans are only eligible in rural areas as outlined by the USDA. However, many suburban areas may qualify as "rural". These loans require no down payment and offer up to 100% financing.

## Cash Out Refinance

If your home is worth more than you owe on your mortgage, you can use a cash-out refinance to tap into your home equity and use the funds to consolidate debt, pay for home repairs, or spend any way you chose.



# The Process

Every phase of your refi process is streamlined thanks to our digital application process. Through our Apply Now system, you can securely and easily apply for your refinance using your smartphone, tablet, or computer whether you're on the go or from the comfort of your home.

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## Step 1: Apply and Gather Financials

Securely and easily connect your financial accounts and upload necessary documents directly to your application. You can even take pictures using your mobile device to speed up the process.

## Step 2: Appraisal

Just like with your initial mortgage, your home will have to be appraised to determine its current market value. Our team will coordinate this step for you.

## Step 3: Track Your Progress

You can use the Home Loan Tracker to stay up to date on the progress of your application. Plus, you can message us right in the app if you have any questions while your loan moves forward.

## Step 4: Processing and Underwriting

Our team will review your loan and other documents while working through any questions before making a decision. This is another opportunity to have your questions answered.

## Step 5: Closing Day

We will send your closing documents via email for you to review in advance. On closing day, you can sign most of your documents online which will help speed up your process.



# Why Refinance with PrimeLending?

In today's fast-paced housing market, you need a lender you can count on to help you reach your home and financial goals. We are proud to share my expertise and support as part of this service-driven company to help you get the best refinance possible.

## Putting People First

For more than 35 years, PrimeLending has innovated the homeownership experience; always putting our focus on people, their homes, and their financial well-being.

## Service Beyond Expectations

We believe refinancing a home should be a positive experience. That is why we strive to make the process as simple and calm as possible.

## Expertise and Support

We will be by your side throughout the entire mortgage process and am supported by a local team dedicated to helping get your loan across the finish line.



**Ready to make your move today?**

**Apply Now**

# When is a Refi Right for You?

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**Contact us today to learn more about your refinancing options!**



\*All loans subject to credit approval and meeting eligibility requirements. Restrictions apply. Must meet minimum equity requirements. By refinancing an existing loan, the payments and total finance charges may be higher over the life of the loan.

\*\*Down payment waiver is based on VA eligibility.

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