BOOSTING BUYING POWER

WITH A NON-OCCUPANT CO-SIGNER

SCENARIO:

Buyer's parents who own their home outright and have good credit act as non-occupant co-signers, increasing the buyer's purchasing power from \$400,000 to \$500,000.

ROADMAP TO HOMEOWNERSHIP

2.Evaluation

The lender assesses both the buyer's and co-signer's financial profiles. With no debts and strong credit, the co-signer helps raise the loan approval to \$500,000.

4. Budgeting

The co-signer and buyer may need to adjust their budgets to cover higher loan payments, carefully planning to allocate funds for the mortgage, savings, and other obligations.

6.Goal Setting

Over time, the buyer can pursue an exit strategy for the co-signer, like refinancing or using a quitclaim deed, to remove them from the mortgage and title, restoring their financial independence.

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The buyer, pre-approved for \$400,000 but needing \$500,000, brings in a non-occupant co-signer (like parents) to boost their buying power and secure the loan.



3. Setting Financial Goals

Together, the buyer and cosigner set financial goals. They define responsibilities for timely payments, ensuring credit scores are protected and planning for future financial flexibility.



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5. Monitoring/Credit

Once the loan is secured, both parties must monitor their credit and ensure payments are made on time. This helps safeguard credit scores and prevents financial complications.

BENEFITS VS. RISKS OF A CO-SIGNER

Benefits	Risks
Increased Buying Power: Helps qualify for a higher loan.	Credit Exposure: Late payments affect both credit scores.
Family Support: Parents assist without owning the property.	Liability: Co-signer is responsible if the buyer defaults.
Lower Interest Rates: Better loan terms with stronger financial backing.	
Homeownership Path: Enables buyers with low income/credit to purchase a home.	

CALL TODAY FOR DETAILS!



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SCAN NOW!



