

selling & buying together

3 ways to sell your current home & buy a new one

OPTION	DEFINITION	HOW IT CAN HELP	THE RISKS
BUY FIRST, SELL LATER (RECAST)	<p>Put as little as 5% down on a new home. Then “recast” after you sell your home by placing your proceeds into the new loan and recalibrating the payments accordingly. This is allowed once during the life of your loan.</p>	<ul style="list-style-type: none">• Don't have to move twice• Wait for the perfect home... can be a little more	<ul style="list-style-type: none">• May get stuck with 2 house payments• Less money to put down on the new house• Not offered by all lenders
BUY & SELL TOGETHER (CONTINGENT)	<p>Ask the seller of the new house to accept an offer contingent on you selling your current home. This can be done with your house under contract or without it under contract.</p>	<ul style="list-style-type: none">• Don't have to move twice• Can find the perfect home and then put your house on the market knowing you won't get stuck with 2 mortgages	<ul style="list-style-type: none">• Seller's reluctant to accept contingent offers in a competitive market• Competing with other, non-contingent offers• May not get as good a deal
SELL FIRST, BUY LATER (RENT BACK)	<p>Your buyer can rent your home back to you for up to 60 days after closing. During this “rent back” period, you can shop for your new home and make a strong, non contingent offer.</p>	<ul style="list-style-type: none">• You know your house is sold and you can potentially put down a larger down payment• In the current competitive market, buyers are offering 2 months of free rent back	<ul style="list-style-type: none">• Time-constrained home search• You may have to move more than once

