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From Renting to Owning

Steps, common concerns, and a checklist to make the switch

De Rentar a Ser Dueño (English / Español)

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Why Make the Switch?

Every rent payment helps your landlord build wealth. When you own, your monthly payment builds **your** equity, your payment can stay predictable with a fixed-rate loan, and in Florida your Homestead Exemption helps protect your home and lowers your property taxes. Many renters are surprised to learn they can qualify sooner than they think.

Your Step-by-Step Plan (6 to 12 Months)

1	**Know your numbers (now)** Write down your rent, income, debts and savings. Use the rent-vs-own worksheet on the next page.
2	**Talk to a mortgage broker (now)** A free consultation shows what you can afford today and what to improve. Many people find they are ready now.
3	**Strengthen your credit (1 to 6 months)** Pay every bill on time, keep credit card balances low, and do not open new accounts. We can show you exactly what moves your score.
4	**Save for down payment and closing costs** Set up an automatic transfer. Ask about down payment assistance and gift funds from family.
5	**Plan around your lease** Check your lease end date and early-termination terms. We can time your closing close to your move-out date.
6	**Get pre-approved and shop for homes** With a pre-approval letter, your agent can help you make a strong offer.
7	**Close and move in** Sign, get your keys, and file your Homestead Exemption by March 1 of the following year.

Common Concerns, Answered

"I don't have 20% to put down."

Most buyers don't. FHA starts at 3.5% down, some Conventional loans start at 3% for first-time buyers, and VA loans can be 0% down for eligible veterans. Down payment assistance may also be available.

"My credit isn't perfect."

FHA allows credit scores from 580 with 3.5% down. If you are not there yet, we will give you a simple plan to get there.

"I'm self-employed or paid in cash."

Bank statement loans can use 12 to 24 months of bank deposits instead of tax returns to qualify.

"My lease isn't up yet."

Start now. Pre-approval and house hunting take time, and we can plan your closing around your lease.

"Owning costs more than rent."

Compare the full picture: equity, tax savings, and rent increases over time. Use the worksheet below, and we will run real numbers for you.

"What about insurance and HOA fees?"

We include taxes, insurance and HOA dues in your estimate from day one, so there are no surprises.

"What if rates go down after I buy?"

You may be able to refinance later. Meanwhile, you start building equity instead of paying rent.

Rent vs. Own Worksheet

	Renting today	Owning (estimate)
Monthly rent / mortgage payment	$	$
Property taxes (monthly)	-	$
Homeowners / renters insurance	$	$
HOA dues	-	$
Total monthly cost	**$**	**$**
Equity you build each month	$0	$

Renter-to-Owner Checklist

- ☐ Pull my credit report
- ☐ Know my monthly budget
- ☐ Start a savings plan
- ☐ Free consult with Easy Mortgage
- ☐ Check my lease end date
- ☐ Gather documents (ID, pay stubs, W-2s, bank statements)
- ☐ Get pre-approved
- ☐ Find a real estate agent

Let's see if you can own instead of rent. Call or text Pamela at (239) 333-5431, or apply online at https://easymortgage.my1003app.com/346542/register

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De Rentar a Ser Dueño: Guía en Español

Cada pago de renta ayuda a su arrendador a crear riqueza. Cuando usted es dueño, su pago mensual construye **su** equidad, su pago puede ser estable con una tasa fija, y en Florida la Exención de Homestead protege su casa y baja sus impuestos.

Su Plan Paso a Paso (6 a 12 meses)

1	**Conozca sus números** Anote su renta, ingresos, deudas y ahorros.
2	**Hable con un corredor hipotecario** Una consulta gratis le muestra cuánto puede comprar hoy y qué mejorar.
3	**Mejore su crédito (1 a 6 meses)** Pague todo a tiempo, mantenga balances bajos y no abra cuentas nuevas.
4	**Ahorre para el pago inicial y costos de cierre** Pregunte por ayuda para el pago inicial y regalos de familia.
5	**Planifique con su contrato de renta** Podemos coordinar el cierre cerca de la fecha en que se muda.
6	**Pre-apruébese y busque casa** Con su carta de pre-aprobación, su agente le ayuda a hacer una oferta fuerte.
7	**Cierre y mudanza** Reciba sus llaves y solicite el Homestead antes del 1 de marzo del año siguiente.

Preocupaciones Comunes

"No tengo el 20% de pago inicial."

La mayoría no lo tiene. FHA desde 3.5%, algunos Convencionales desde 3% y VA desde 0% para veteranos elegibles.

"Mi crédito no es perfecto."

FHA permite crédito desde 580 con 3.5% de pago inicial. Si aún no llega, le damos un plan.

"Trabajo por cuenta propia."

Los préstamos con estados de cuenta bancarios usan 12 a 24 meses de depósitos en vez de declaraciones de impuestos.

"Mi contrato de renta no ha terminado."

Empiece ahora. Coordinamos el cierre con la fecha de su contrato.

¿Listo para dejar de rentar? Llame o envíe un texto a Pamela al (239) 333-5431. ¡Hablamos español!