

CONQUER THE MARKET FOR YOUR NEXT DREAM HOME



Move-Up Guide

for Today's Homeowners

Move Up To Your Next Dream Home

*Move-Up
Strategies* →

Strategy #1:

Sell your current home,
then buy a new home

Strategy #2:

Buy a new home, then
sell your current home

Take charge of your homebuying journey now! With our team by your side, you'll be able to outsmart the challenges of today's market and buy your next home with ease.

To get started, dive into this handy guide on move-up strategies and solutions. We'll be in touch soon with next steps. But remember, you can reach out at any time with any questions - we're always here for you!



CHRISTIAN LOPEZ

NMLS 1982133
206.375.6977

JAY CROWELL

NMLS 246676
206.795.9268

JACOB WASHBURN

NMLS 216326
206.707.1378

Thoughts Of A Move-Up Homebuyer:

If I don't sell my current house, I won't have enough cash for a down payment on a new home.

If I buy a new house before selling my current one, I won't have enough income to qualify for 2 mortgages.

Should I Sell My House Before I Buy A New One?

A challenge that you could face is what to do if you sell your current home before finding a new one.

Pro (+)

You know the exact proceeds from the sale of your home.

Con (-)

You have a shorter timeline to search for a new home. Plus, you may need a backup place to live while you find a new home.

**Explore solutions
on the next page!**



Sell First, Buy Later Solutions

CashEdge© Loan + 10-Day Closing

- With CashEdge©, you can reduce the transition time between your new home and your old one.
- Your new home loan is approved in advance and can close in 10 days or as soon as the seller agrees.

Up To 360-Day Extended Rate Locks

- Lock your new mortgage rate now for up to 360 days (upfront fee applies; refundable if the loan is not approved).
- If rates fall, you have the option to float down to a lower rate before closing (additional fee required).
- This is a great option if you plan to build a new home.

Delayed Financing

- Pay cash for your new home, then immediately get a cash-out refinance to recoup some of the assets you used.
- Unlike a traditional refinance, there's no 6-month waiting period.

Temporary Rental

- Sell your current home, then secure a short-term lease until you find a new house.

Rent Back

- Request a sale-leaseback from your current home's buyer.
- You live in your home for a set time and at a monthly rent paid to the buyer.
- Terms for the leaseback are agreed upon during negotiations.
- Gives you more time to find your next home.

Should I Buy A New Home Before I Sell My Current One?

Pro (+)

You have more time to look for a new home.

Con (-)

You won't know the exact proceeds from selling your current home, so you'll need additional funds other than your home equity to buy a new home. Timing for buying a new home and selling a home may not ideally align.

If your old home is still in the picture...

You may find yourself facing these challenges if you want to buy a new house before selling your current one:

Challenge 1:

How do I get a down payment for a new home?

Challenge 2:

I need more money! How can I boost my qualifying income?



Solving Challenge 1: Down Payment On A New Home

GET A CORNERSTONE BRIDGE LOAN

With this program, you can secure financing to help cover both your current home and the new home without stretching your finances.

- Finance up to 75% of the combined values of the new home and your current residence.
- Up to 100% of the new home's value may be financed, saving you in out-of-pocket costs.
- Avoid tapping into savings or retirement funds to afford 2 homes.

Solving Challenge 2: Need More Money

Buying a home before selling your current one means paying for two mortgages. These options could help you qualify with enough income to cover those payments.

- Lease the home you're departing.
- Exclude the mortgage payment on the departing residence.
- Add a co-borrower on the next home.
- Pay off debts.

More Ways To Get A Jumbo Loan

Working with Team Crowell means you have more opportunities to finance the home of your dreams. Our jumbo programs can help you buy a higher-priced property without tapping into all of your cash.

Lower Upfront Costs

Some programs allow as little as 10% down payment.

More Money Available

You can secure up to \$4 million to finance your home.

Flexible Debt-To-Income Requirements

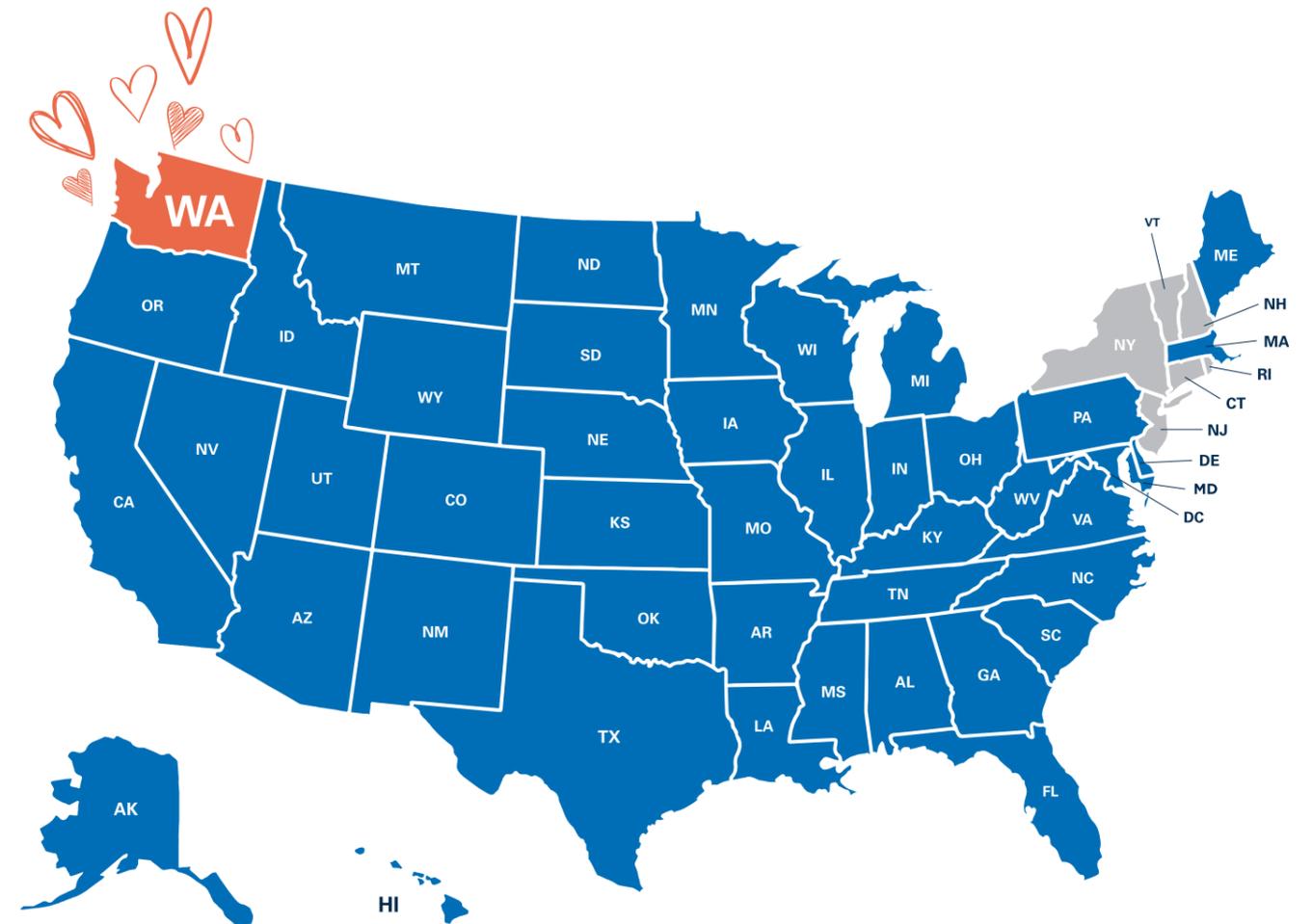
Even if up to half of your monthly pre-tax income goes towards debts, you could still qualify for a jumbo loan.

Fewer Reserves Required

Instead of the standard 6 to 12 months' worth, you may only need as little as 3 months in payment reserves.

Rental Income Allowed

If you plan to rent out the residence you're departing, you can use the rental income to qualify for your new home loan.



Ready To Serve
Homebuyers In
44 States +
Washington, DC!

If you're planning to relocate out of state, we can still help. We've expanded our mortgage services coast to coast!



Scan here to schedule
an introductory call!

WWW.TEAMCROWELL.COM

JAY CROWELL
NMLS 246676
206.795.9268

JACOB WASHBURN
NMLS 216326
206.707.1378

CHRISTIAN LOPEZ
NMLS 1982133
206.375.6977



Cornerstone[®]
HOME LENDING

TEAM
CROWELL



1200 Westlake Avenue N., Ste. 801 | Seattle, Washington 98109 | Cornerstone Home Lending, a Division of Cornerstone Capital Bank, SSB. Cornerstone Capital Bank, SSB. Member FDIC. NMLS ID# 2258. Not a commitment to lend. Borrower must meet qualification criteria.