FHA REFINANCE

THE CASH-OUT *Guide*



Watch here

A clear look at an FHA cash-out.

Who it's for, the equity and seasoning limits, why a new appraisal is required, and the process from application to funding.

Prepared by

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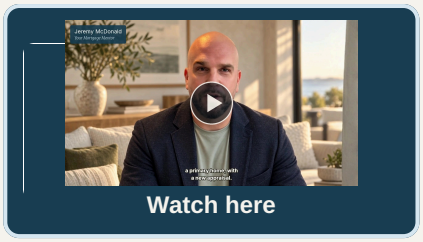

Who an FHA cash-out is for

An FHA cash-out refinance lets you take equity out of a primary home, subject to FHA limits.

A new appraisal is required. FHA generally caps cash-out at 80% of the appraised value, and you typically need to have owned the home for at least 12 months.

This is a full credit and income qualification, not a Streamline. You'll pay upfront and annual MIP. I'll run the equity numbers with you before we start a file.

INSIDE THIS GUIDE

01 **Who it's for**
See if this path fits your situation.

02 **The loan process**
From application and disclosures to appraisal, underwriting, and funding.

03 **The costs**
Cash you may take out, MIP, closing costs, and the new payment.

04 **Your worksheet**
Organize your current loan, equity goal, and timeline.

HOW TO USE THIS GUIDE

01 Read who this refinance is for and the key requirements.

02 Walk through the process, including whether an appraisal is needed.

03 Fill in the worksheet with your current loan and your goal.

04 Bring your questions when we talk. Call or text me at (904) 442-3213.

Meet your mentor

Jeremy McDonald
Your Mortgage Mentor

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Seven steps in your refinance

Here's the real refinance path, from application to funding. I'll tell you at the start whether a new appraisal is part of this loan.



Watch here

01

Application

We'll review your equity goal, ownership seasoning, and income, then take a cash-out application.

02

Loan Disclosures Go Out

Your loan disclosures go out so you can see estimated costs and the new terms in writing before we go further.

03

File Is Assembled

We gather your current loan information and anything else the file needs, then get it ready for underwriting.

04

Appraisal and Underwriting

We order the appraisal and submit your file to underwriting so the value, equity, and the loan can be reviewed together.

05

Conditions

If underwriting asks for more items, I'll tell you exactly what we need and why.

06

Clear to Close

Once you're clear to close, review your Closing Disclosure. You should have it at least three business days before signing.

07

Closing and Funding

You sign and the new loan pays off the old one. Eligible cash is disbursed after closing. On a primary home, you generally have a three-business-day right to cancel.

PRO TIP

Know the 80% cap before you budget the cash.

FHA cash-out is typically limited to 80% of the appraised value. If you need more than that, we should talk through other options before you count on a number.

WHAT'S THE TIMELINE?

Timing depends on the appraisal, underwriting, and how quickly documents come in.

I'll stay in close touch so you always know what is next.

NEED A HAND?

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Plan the cash and the costs

An FHA cash-out can put equity in your hands, but the new loan still has MIP, closing costs, and an 80% cap to plan around.

01. EQUITY YOU CAN USE

FHA generally allows cash-out up to 80% of the appraised value, including the new loan amount. The appraisal, not an online estimate, sets the number.

YOUR ESTIMATE: $_____

02. CLOSING COSTS

These may include lender fees, title services, taxes, and prepaid items. Some costs can sometimes be financed. I'll show you net cash after costs.

YOUR ESTIMATE: $_____

03. APPRAISAL

A new FHA appraisal is required. Budget for it, and remember that the value has to support both the refinance and the cash you want to take out.

YOUR ESTIMATE: $_____

04. MORTGAGE INSURANCE

A new upfront MIP typically applies and can often be financed, plus an annual premium collected monthly. I'll show you the new payment beside the cash you may receive.

YOUR ESTIMATE: $_____

Understand your monthly payment

- **PRINCIPAL**

The portion of your payment that reduces the amount you borrowed.

- **INTEREST**

The cost of borrowing money on this loan.

- **TAXES & INSURANCE**

Property taxes and homeowners insurance, often collected with your payment.

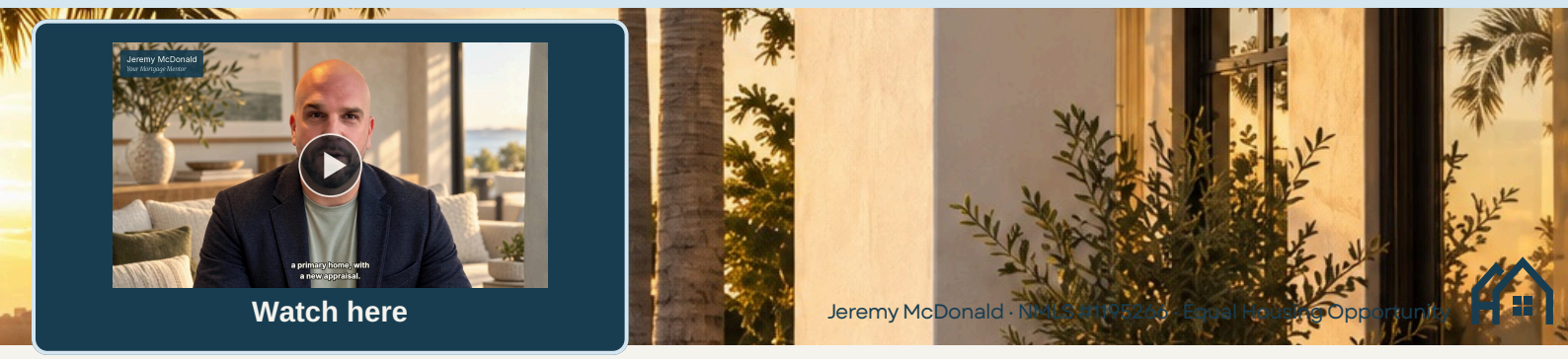
- **FHA MIP**

The annual mortgage insurance premium, paid monthly. I'll include this in the new payment estimate.

Other items to consider

You typically need 12 months of ownership. Program details can change, and I'll confirm current FHA cash-out limits and MIP on your file.

Ask me for a personalized estimate of your total monthly payment and closing costs.



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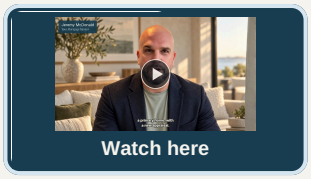

Get your cash-out numbers on paper.

Use this worksheet to organize your current loan, the cash you may need, and your timeline.

YOUR REFINANCE PLAN

CURRENT LOAN BALANCE

$_____

TARGET MONTHLY PAYMENT

$_____

CURRENT RATE AND TERM

TARGET CLOSE DATE

DEFINE YOUR GOAL

WHY I'M REFINANCING

Lower payment, shorter term, cash-out, or another goal.

- ○ _____
- ○ _____
- ○ _____
- ○ _____
- ○ _____

WHAT I WANT TO KEEP

Terms or features you don't want to give up.

- ○ _____
- ○ _____
- ○ _____
- ○ _____
- ○ _____

WHAT TO AVOID

Costs, timelines, or terms that would make this a poor fit.

- ○ _____
- ○ _____
- ○ _____
- ○ _____
- ○ _____

LOAN FILE NOTES

PROPERTY ADDRESS	ESTIMATED VALUE	CASH-OUT GOAL	PRIORITY	NOTES
			○ ○ ○ ○ ○	
			○ ○ ○ ○ ○	
			○ ○ ○ ○ ○	
			○ ○ ○ ○ ○	
			○ ○ ○ ○ ○	

Current loan details, questions, and items to send in.

Your next step

Write down your balance, estimated value, and cash goal, then call or text me at (904) 442-3213. We'll see whether FHA cash-out fits and what net cash could look like.

Program rules can change. I'll confirm current FHA cash-out requirements on your file.

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