SAN DIEGO DIVORCE AGENT · SANDIEGODIVORCEAGENT.COM

Keeping the Home: Refinance and Buyout Checklist

Questions and steps to work through, with your attorney and lender, if one spouse keeps the home.

Understand the numbers

- [ ] Ask an agent for a market value estimate, or order an appraisal.
- [ ] Collect the loan statement, property tax bill, insurance and association papers.
- [ ] Work out the equity, and ask your attorney how it is to be divided.

Can you keep it?

- [ ] Talk to a lender about refinancing in your name alone.
- [ ] Budget the full monthly cost on one income: loan, tax, insurance, utilities and upkeep.
- [ ] Ask your attorney who is responsible for the current loan until the refinance closes.

Tax and property

- [ ] Ask a tax advisor how the transfer between spouses is treated for property tax and for income tax basis.
- [ ] Ask the county for the permit history and check for unpermitted work before an appraisal.
- [ ] Plan a repair fund so a big repair does not become a crisis.

Rudy Flores, Real Estate Strategist · Coldwell Banker West · (619) 392-6714 · CalDRE #02257808 · Responsible Broker CalDRE #01481919 · Equal Housing Opportunity

Preferred lender: Rodrigo Ballon, CrossCountry Mortgage, 858-735-0255. You are always free to choose any lender you like.