

Avoiding PMI With a Piggyback in Virginia Beach

Self-employed buyer needed flexibility around cashflow.

Key Stats

price: 615000

firstPct: 80

helocPct: 10

downPct: 10

timeToCTC: on time

The Challenges

- Income variability near jumbo price point
- Need to keep cash on hand for the business

The Playbook

1. Modeled first + HELOC vs single loan for total cost
2. Verified bank-statement income (supporting doc only) for comfort
3. Coordinated simultaneous closing with HELOC provider
4. Set plan to pay down HELOC during strong cashflow months

Outcome

- Avoided monthly PMI
- Kept cash available for business volatility
- Smooth coordinated close

Coach's Tips

- Keep reserves strong when self-employed
- Treat the HELOC as a strategic tool
- Revisit payoff plan quarterly

Start your application:

<https://rockhouse.my1003app.com/register>

Book a strategy call:

<https://calendly.com/rockhousemortgage>

Owner-occupied and land loans available in Virginia only. Investor loans available in additional states; ask which apply to your scenario.