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

Book a strategy call:

https://calendly.com/rockhousemortgage

Rockhouse Mortgage, LLC | NMLS #2469785 | Licensed by the Virginia Bureau of Financial Institutions | NMLS Consumer Access: www.nmlsconsumeraccess.org

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