

The Right Time to Refi

Refinancing your mortgage is a big step, but how do you decide **when** to do it? I like to give my clients some tips to help them decide **when the time is right for them**.

The rates are lower This is probably the first reason my clients decide to refinance because it results in lower monthly payments. Generally, if rates drop 1 percent or more - it's a good time to refinance.

You need extra money Need to pay college tuition or a high interest credit card? Because refinancing results in lower payments, the money you save can be spent elsewhere.

You want to reduce the term of your loan Many of my clients refinance to save money over the life of their loan. For example, if you currently have a 30-year loan and you refinance to a 15-year loan, after you refinance you may have higher monthly payments but you will pay off your loan quicker.

You want to convert your adjustable loan to a fixed loan If the rates are lower than they were when you got your loan, switching to a fixed rate mortgage can offer more security and stability as well as save you money!

You want to consolidate debt Loans such as second mortgages, credit lines, student loans and credit cards can often be consolidated when you refinance. Plus, consolidating your debt can result in tax savings, since consumer loans are not tax deductible, but a mortgage loan is tax deductible.

Fortunately, % rates are super low today, but no one knows how long they'll stay that way. If you've been thinking about refinancing your mortgage, give me a call today. I'll work with you to find a great rate so you can have more money in your pocket in 2010!

Sincerely,

Aaron Page

Aaron Page

Land Mortgage

8300 N. Mopac Suite 225

Austin, TX 78759

(512) 850-4108

apage@landmtg.com

www.aaronpage.com