



OPTIONS BRIEF · PREPARED FOR JORDAN · OCTOBER 1, 2026

Keeping the house: three ways it could work

The details for you and your attorney are on page two.



Jordan, thank you so much for walking me through everything on Tuesday! Here is the picture we talked about. Nothing here is final, and the numbers will move as mediation unfolds.

Can Jordan keep the house on a **\$67,200 salary** plus the **\$1,500 a month** in support being discussed, and buy out a **\$105,000** share of the equity? Home value about \$420,000 · current mortgage \$210,000.

Short story: Option 1 works today. Option 2 is the better long-term deal, and it works by October if support lands at \$1,400 a month or more.

The options, side by side

	Option 1 Refinance the balance only. The buyout comes from other assets.	Option 2 Buyout through the new loan, priced as a buyout	Option 3 Buyout through the new loan, priced as cash-out
New loan amount	\$210,000	\$315,000	\$315,000
Total monthly payment*	\$1,945 – \$2,015 \$1,295 – \$1,365 principal & interest, plus about \$650 taxes & insurance	\$2,590 – \$2,695 \$1,940 – \$2,045 principal & interest, plus about \$650 taxes & insurance	\$2,695 – \$2,800 \$2,045 – \$2,150 principal & interest, plus about \$650 taxes & insurance
Income needed to qualify	\$5,325 – \$5,475 per month	\$6,750 – \$7,000 per month	\$7,000 – \$7,225 per month
Where it stands	Works on salary today	Works once support has 6 months of history	Tight, and about \$105 more every month than Option 2

* I show ranges on purpose. Rates change every day, and I'd rather give you an honest range today than a precise number that's out of date by Friday.

Sample prepared for a fictional client. Ranges assume a 30-year fixed-rate loan of \$210,000 or \$315,000 at 6.25%–7.25% (6.45%–7.44% APR). Total payments include estimated property taxes and homeowners insurance of about \$650 a month, which may differ; no mortgage insurance applies at these loan-to-value ratios. Income needed assumes a 45% debt-to-income ratio and \$450 a month in other debts. Not a commitment to lend. Forward Mortgage NMLS #2401169 · Brian Mutter NMLS #1109257 · Equal Housing Lender · Licensed in Michigan.

YOUR NEXT STEP Ask your servicer whether your loan can be assumed. If it can, the picture gets a lot friendlier! I wrote out exactly what to say at divorcemortgageplanner.com/keep-your-rate.

The details, for you and your attorney →



The details, for you and your attorney

What it takes to make Option 2 work

Option 2 keeps the better rate and keeps Jordan's other assets intact. One of these needs to be true:

- **Support of at least \$1,400 a month**, received for six months and continuing at least three more years. The \$1,500 being discussed clears it, with a little room.
- **Or a smaller mortgage-funded buyout**. On salary alone, Jordan qualifies for a new loan of about \$219,000 to \$231,000. That covers roughly \$10,000 to \$20,000 of the buyout, and the rest would come from other assets.

Timing matters here. If support starts April 1, the earliest Option 2 can close is early October. A 90-day refinance deadline would ask for something that can't happen, so the agreement should allow nine to twelve months.

What has to be true in the agreement

- ✓ **The buyout is spelled out**, including that the refinance is being done to pay it. Without that wording, a lender prices Option 2 as Option 3. One caution: avoid a fixed dollar amount, since the lender's appraisal decides the equity.
- ✓ **Support has a start date and an end date written in**, and runs at least three years past the closing.
- ✓ **Support is paid in a way that leaves a trail**, like a bank transfer. Cash or irregular payments can't be counted at all.
- ✓ **Joint ownership of at least 12 months** before the refinance closes. Jordan's dates to 2017.

What could change the picture

- **Rates**. A half-point move changes the Option 2 payment by about \$100 a month, in either direction.
- **The current loan**. If it's an FHA or VA loan, Jordan may be able to assume it and keep the 3.25% rate. The buyout would still need to be paid separately, but the monthly picture gets a lot friendlier.

Who does what next

ATTORNEY / MEDIATOR

- Buyout wording: the amount, and that the refinance pays it.
- A refinance deadline of nine to twelve months after support begins.

BRIAN

- Re-run these numbers once the support figure is settled.
- Review the draft language before anyone signs.

Per always, please shout with any questions, thank you so much!

Brian

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Estimates for planning only, not a loan approval or commitment to lend. Eligibility depends on current lender and Fannie Mae guidelines and full underwriting, which can change. Not legal or tax advice; confirm the agreement's wording with your attorney.