

# Divorce & Your Home

## My Commitment to You

With over 25 years of experience in the mortgage industry, I have consulted with many people working through refinancing and purchasing during a divorce. Just as your divorce separates a marriage, you need to make a full “financial separation” as well. Opening individual bank accounts, refinancing all debts into just one parties name, canceling joint credit cards, etc., are just the beginning. I will help you understand your options and their potential outcomes, good or bad, and to help you determine what is the right solution for your circumstances.

### We offer the following services at absolutely no cost to you:

- A financial consultation, financial plan design, and budget analysis
- Individual credit checks, if required
- Mortgage pre-positioning and pre-approvals to prepare your goals
- Guidance through the mortgage approval process from start to finish

### Here are four choices\* you will have, relating to your home and mortgages:

- Sell the house and split the profits
- Buy the house from your spouse and provide them with their equity share
- Sell the house to your spouse and receive your equity share
- Maintain Joint Ownership

Call me today to connect and receive a complimentary consultation!



**Amy Bonis**  
Branch Manager/Loan Officer  
NMLS ID 106455

**C** 919.414.4430  
**W** AmyBonis.com  
**E** amy@amybonis.com



## Questions and Answers

- Q** How do we determine the value of our home?
- A** At the appropriate time, we will have your home professionally evaluated by an appraiser (Certified Residential Appraiser) to determine the fair market value for lending purposes.
- Q** Can I use spousal support and child support income to qualify for a mortgage?
- A** Yes, absolutely. There are many income sources that lenders will consider when qualifying you for your new mortgage.

\* Important: Spousal support and/or child support cannot be placed into a joint account for use as qualifying income on conventional or government loan programs. If not yet established, create a new depository account solely in the recipient's name. Child support, alimony and spousal maintenance need not be revealed if you do not want it used as a basis for repaying the mortgage.

- Q** It's not just a house, it's my home. How do I make non-emotional and rational decisions?
- A** It won't be easy. However, as a neutral third party, we can offer unbiased professional advice from the very beginning to make the decision-making process a little easier for you.

