Where Down Payments Can Come From

More sources qualify than most buyers realize.

THE USUAL SUSPECTS

Savings and checking, investment accounts, and proceeds from selling a previous home. Seasoned money, sitting in your accounts for 60 days, needs no explanation at all.

THE OVERLOOKED ONES

Gifts from family, 401k loans (borrowing from yourself, often not counted in DTI), sale of assets like a car or crypto with a paper trail, and employer or state assistance programs.

THE RULE THAT GOVERNS EVERYTHING

Every dollar needs a paper trail. Mattress cash is the one source that genuinely does not work. Tell your lender where funds are coming from early and nothing will surprise you.

SOURCES THAT WORK

- **Seasoned bank and investment funds**
- **Family gift funds with a letter**
- **401k loans from your own balance**
- **Documented sale of assets**
- **Down payment assistance programs**

T

YOUR MORTGAGE GUIDE
Travis Saling
Take The Rate · NMLS #299683
(619) 393-3869 · travis@taketherate.com · taketherate.com

Scan to map out your cash to close plan