House Hacking: 2 to 4 Units

Live in one unit, let the rent pay your mortgage.

THE PLAY

Buy a duplex, triplex, or fourplex with an owner occupied loan, live in one unit, rent the rest. Owner occupied financing means low down payments on a property that produces income.

THE SUPERPOWER

Lenders can count a share of the market rent from the other units as your income, which boosts what you qualify for. The property helps buy itself.

PROGRAMS THAT WORK

FHA goes to 3.5% down on 2 to 4 units (with a self sufficiency test on 3 to 4 units). VA does $0 down for eligible veterans. Conventional multi unit options exist with modest down payments.

QUICK FACTS

- **Owner occupied rates on income property**
- **Rental income can help you qualify**
- **FHA 3.5% down on 2 to 4 units**
- **VA $0 down for eligible veterans**
- **Live there at least a year, then repeat**

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