Second Home vs Investment Property

The label changes your rate, your down payment, and your rules.

SECOND HOME

A property you genuinely use yourself: reasonable distance from your primary, suitable year round, not run as a full time rental. Pricing sits modestly above primary homes with 10%+ down.

INVESTMENT PROPERTY

Bought to rent. Higher rates and usually 15% to 25% down, but rental income can help you qualify, and the property builds wealth on tenants' rent.

LABEL HONESTLY

Occupancy misrepresentation is mortgage fraud, and lenders check. If the plan is renting it out, price it as an investment from day one; DSCR loans make that easy.

QUICK COMPARISON

- **Second home: you use it, ~10% down**
- **Investment: rented, 15 to 25% down**
- **Rental income helps you qualify on investments**
- **Occupancy fibs are fraud, full stop**
- **DSCR loans skip personal income entirely**

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