

YOUR HOME LOAN ADVOCATE

RELOCATING TO FLORIDA

A practical guide to buying a home - and making the move - with confidence.

THE ADVOCATE DIFFERENCE

Your mortgage should support your relocation plan - not dictate it.

TOM ENGLISH

Your Home Loan Advocate | NMLS #210394

Welcome to Florida

Moving to Florida involves a lot more than finding the right house.

You may be changing jobs, selling a home in another state, deciding whether to buy before you sell, trying to understand Florida property taxes and homeowners insurance, or simply figuring out which community feels right for you.

And you may be doing much of it from hundreds or even thousands of miles away.

I've helped many people relocate to Florida, and my goal is to make the financing side of your move one of the easier parts.

You do not need to know all the answers before we talk. We'll start with where you are today, where you're trying to go, and build a strategy from there.

— *Tom English, Your Home Loan Advocate*

1. Start With the Move - Not the Mortgage

Before we talk about loan programs or interest rates, I want to understand the bigger picture.

Why are you moving? When would you like to be here? Do you need to sell another home? Will your employment or income change? Are you retiring? Do you already know where in Florida you want to live?

Those answers can have a significant impact on how we structure your financing. Someone relocating for a new job may need a very different strategy from someone retiring to Florida or someone who wants to purchase here before selling their current home.

ADVOCATE TIP

The mortgage should support your relocation plan - not dictate it.

2. Know What You Can Comfortably Afford in Florida

The price of the house is only part of the equation.

Florida property taxes, homeowners insurance, flood insurance when applicable, HOA fees and CDD fees can all affect your monthly housing expense. Two homes with the same purchase price can have surprisingly different monthly payments.

That's why I like to establish a comfortable monthly payment first and then work backward to determine an appropriate price range.

There is a number you may qualify for - and then there is the number that allows you to own your home and still go out to dinner and take a vacation.

I care about both.

3. Florida Property Taxes May Be Different Than What You See Online

The property taxes currently shown on a listing may not be a good indication of what you will pay after purchasing the home.

The existing owner may have owned the property for years, may have a homestead exemption, or may benefit from assessment limitations that do not transfer to you. After a sale, the property's taxable value can change.

IMPORTANT

Do not build your budget using the seller's current tax bill. We will use a reasonable estimate of what your taxes may look like as the new owner.

Florida's homestead exemption and Save Our Homes assessment limitation may also become relevant after you establish an eligible Florida homestead. The county property appraiser determines the actual assessment and eligibility.

4. Homeowners Insurance Matters Earlier in Florida

In some parts of the country, insurance is something buyers think about shortly before closing. In Florida, I prefer to think about it much earlier.

The age and condition of the roof, electrical system, plumbing, HVAC, wind-mitigation features, flood zone and other characteristics can affect both the availability and cost of insurance.

A house that looks like a great deal can become considerably less attractive if the insurance is unusually expensive.

ADVOCATE TIP

Before you get too far into a purchase, understand what the home is likely to cost to insure. Your Realtor, insurance agent and I should be communicating - not working independently.

5. Do You Need to Sell Your Current Home First?

For many relocating buyers, this is one of the biggest questions. You may need the equity from your current home for the down payment on the Florida property. Or you may be able to purchase before selling.

Depending on your circumstances, we'll look at questions such as:

- Can you qualify while carrying both homes?
- Do you need proceeds from the sale for your down payment?
- Would a larger down payment materially improve the financing?
- Could a bridge-type strategy make sense?
- Would selling first put you in a stronger position?

There isn't one answer that's right for everybody. The goal is to understand the options before you're under pressure to make an offer.

6. Relocating for a New Job?

A job change does not automatically mean you have to wait to purchase a home. But we need to understand the details.

Your employment history, type of compensation, start date, salary, bonuses, commissions and whether you're staying in the same line of work can all matter.

TALK TO ME EARLY

If you're relocating because of a new position, talk to me before assuming what will or won't work. Sometimes the answer is much easier than people expect.

7. Retiring to Florida?

A significant number of people move to Florida as part of their retirement plans. That creates a different conversation.

Instead of simply asking what you qualify for today, we should also think about what your income, assets and monthly expenses will look like after retirement.

- Retirement income
- Social Security
- Pensions
- Investment assets
- Proceeds from another home
- Desired cash reserves
- Long-term housing costs

The objective isn't simply to purchase the Florida home. It's to make sure the financing strategy fits the life you're moving here to enjoy.

8. New Construction vs. Resale

Florida offers plenty of both. New construction can be appealing because of newer roofs, systems, energy efficiency and potentially lower maintenance. Builders may also offer financing incentives.

But incentives should always be evaluated as part of the entire transaction. A builder's lender may offer a credit or temporary rate incentive. That does not automatically mean it's the best financing option.

COMPARE OUTCOMES

Don't compare incentives. Compare the complete financing and the outcome.

With resale homes, we'll pay particular attention to insurance-related items, property taxes, inspections and the age and condition of major systems.

9. Buying From Out of State

You do not necessarily have to be physically in Florida for every part of the transaction.

Much of the mortgage process can be handled electronically, and your Realtor can help with inspections, walkthroughs and other logistics when you're not here.

My job is to keep the financing side organized and make sure you know:

Where we are → What we need → What's happening next

Being 1,000 miles away shouldn't mean feeling 1,000 miles away from your transaction.

Your Florida Relocation Checklist

Before You Start Shopping

- ☐ Establish my comfortable monthly housing budget
- ☐ Determine whether I need to sell my current home
- ☐ Estimate proceeds from my current home if applicable
- ☐ Discuss employment or retirement changes with Tom
- ☐ Review financing and down-payment options
- ☐ Estimate Florida property taxes
- ☐ Understand likely homeowners-insurance costs

- ☐ Obtain mortgage preapproval
- ☐ Choose a Florida Realtor

Your Florida Relocation Checklist

While Shopping

- ☐ Consider the total monthly cost - not just purchase price
- ☐ Review property-tax estimates
- ☐ Ask about HOA and CDD fees
- ☐ Review flood-zone information when applicable
- ☐ Consider roof age and major systems
- ☐ Obtain an early insurance estimate
- ☐ Compare new construction and resale carefully
- ☐ Contact Tom before making an offer if the numbers change

Once Under Contract

- ☐ Send the executed contract to Tom
- ☐ Schedule inspections
- ☐ Obtain a homeowners-insurance quote
- ☐ Review flood-insurance requirements if applicable
- ☐ Submit requested loan documents promptly
- ☐ Review the Loan Estimate
- ☐ Complete the appraisal
- ☐ Coordinate closing and moving logistics

Before Closing

- ☐ Review the Closing Disclosure
- ☐ Confirm final funds needed
- ☐ Verify wiring instructions directly with the closing company
- ☐ Complete the final walkthrough
- ☐ Arrange closing/signing if I will be out of state
- ☐ Transfer utilities
- ☐ Confirm insurance effective date
- ☐ Welcome to Florida!

PROTECT YOUR MONEY

Never rely solely on emailed wiring instructions. Independently verify instructions with the title or closing company before sending funds.

My Florida Move Worksheet

Use this page as a starting point for the conversation. These are planning numbers and questions, not a loan approval or final quote.

Planning Item	My Information
Target Florida move date	_____
Current home	Own / Rent
Need to sell before purchasing?	Yes / No / Unsure
Estimated current-home value	\$ _____
Estimated mortgage balance	\$ _____
Estimated equity available	\$ _____
Target Florida purchase price	\$ _____
Comfortable monthly housing payment	\$ _____
Estimated down payment	\$ _____
Estimated Florida property taxes	\$ _____
Estimated homeowners / flood insurance	\$ _____
HOA / CDD	\$ _____
Employment after relocation	_____
Expected retirement date, if applicable	_____
Florida areas I'm considering	_____

Questions I want to ask Tom:

7 Questions to Ask Before Relocating to Florida

1. Should I sell my current home before buying in Florida?
2. What will my Florida property taxes probably look like after I purchase?
3. What should I budget for homeowners insurance?
4. Will changing jobs or retiring affect my ability to qualify?

5. How much cash should I keep after closing instead of putting into the house?
6. Should I consider new construction as well as resale homes?
7. What can I do now to make the eventual purchase easier?

One Last Thought

Relocating can feel complicated because so many things are happening at the same time.

You don't have to solve everything before reaching out. In fact, I would rather talk before you've figured it all out.

We'll start with where you are today, where you're trying to go, and work through the financing decisions together.

Ready to Start Planning Your Move?

SCHEDULE A CONVERSATION

Choose a time that works for you. If you don't see a convenient time, just give me a call or send me a message.

START MY APPLICATION

Ready to move forward? You can start securely online from the Digital Office.

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To the Closing Table...and Beyond.

For educational purposes only. Loan programs, qualification requirements, rates, costs and availability may change and vary by borrower and property. Property-tax, homestead, insurance and flood requirements vary by property and jurisdiction. Final financing terms are subject to application, documentation, underwriting and lender approval. Please confirm required licensing, company NMLS, Equal Housing Opportunity and other compliance disclosures with Coast2Coast Mortgage before publication.