

NEWSLETTER

WINTER 2024

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*benefits to help
recruit and retain
talented
employees*

EMPLOYEE BENEFITS INCLUDE:

- Rental listing site
- Mortgage refinance savings
- Home purchasing savings
- Home buying education webinars
- Bi-annual Home Buying Fairs (next one April 29th)
- Housing support and guidance

Information on all can be found at coastalhousing.org.



RENTAL ASSISTANCE

Several local landlords in the Coastal Housing Network have reduced rent for Coastal Housing member employees. View listings at rentals.coastalhousing.org

Welcome Arrive Los Carneros II as a new rental partner!



SAVE THE DATE

Real Estate Agent Panel
Thursday, January 16th,
12 – 1:00 pm
[register in advance](#)

**Understanding Your
Coastal Housing Benefits**
Tuesday, February 11th,
12 – 12:30 pm
[register in advance](#)

HEAR FROM A LOCAL LENDER

Navigating our real estate market can be complex. Here are a few #hacks to keep in mind:

- Every \$100,000 in real estate costs account for \$700 per month.
- Closing costs are about 2% of the sales price. There are 3 sections of closing costs: title/escrow fees, loan fees, and prepaid items.
- Most programs qualify between 45-50% of your Gross Income.
- Insurance costs can impact qualification. Shopping for insurance is key as so much is changing in our community. Use around 2% of the sales price for a monthly payment at minimum for reference.

Ask any questions of your real estate team. Using these simple pieces help you demystify the bigger parts of the process and focus on what truly matters - getting home.

Contributed by Austin Lampson of Movement Mortgage