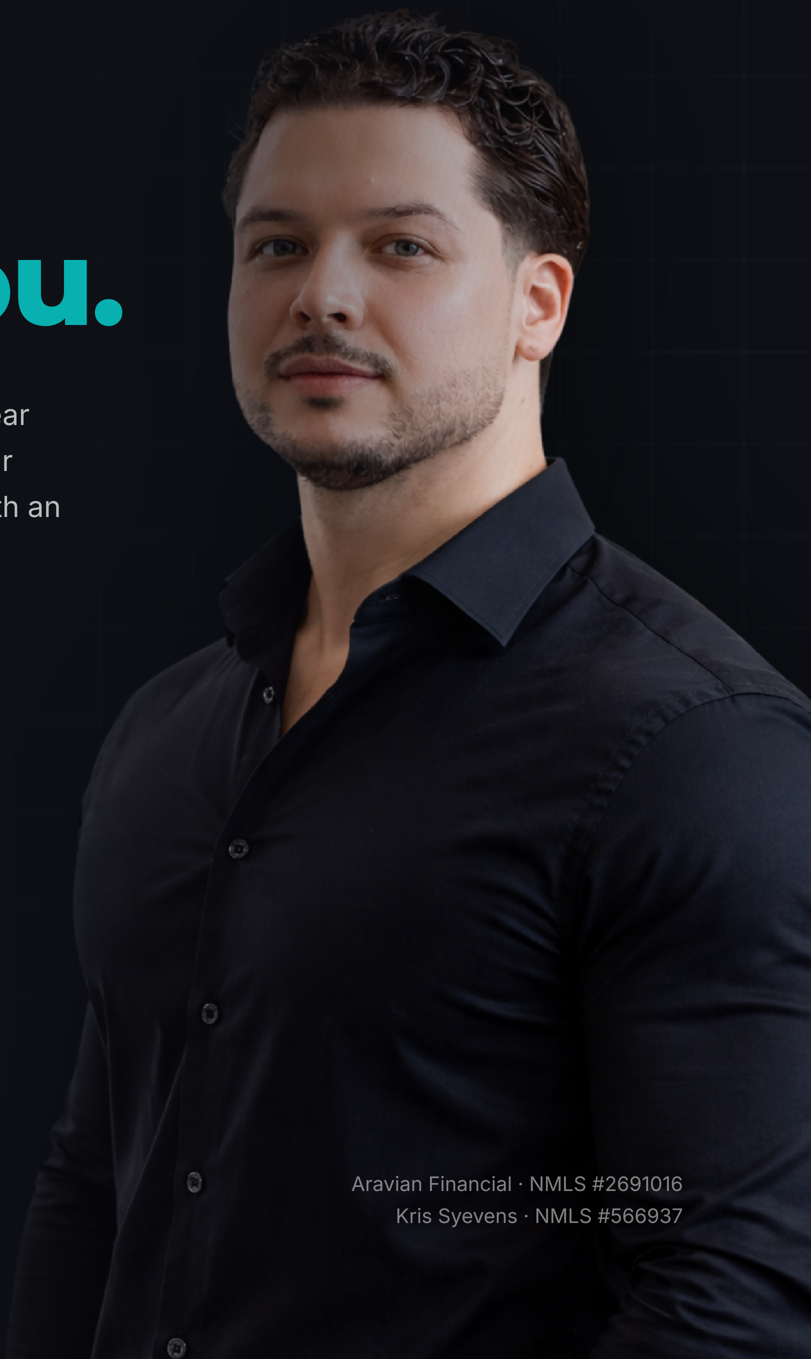
ARAVIAN FINANCIAL

THE TEXAS REFINANCE PLAYBOOK

Make your mortgage work for you.

Your current rate might not be your best rate. A clear guide to refinancing your Texas home — lower your payment, tap your equity, or shorten your term, with an independent broker shopping 20+ lenders for you.



- Kris Syevens
- Independent Broker
- Houston, TX

Aravian Financial · NMLS #2691016
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A NOTE FROM KRIS

Your current rate might not be your best rate. Let's find out.

A refinance simply replaces your existing mortgage with a new loan on different — and potentially better — terms. The right one can lower your payment, shorten your term, or turn built-up equity into cash for the things that matter.

Here's what makes Aravian different: I'm an **independent broker**, not a bank. I shop **20+ wholesale lenders** to see whether a refinance actually moves the needle for you — and I'll tell you honestly when it doesn't.

This guide walks through how refinancing works in Texas, in plain language. No jargon, no pressure. When you're ready, I'm a call away.

Kris Syevens

MORTGAGE BROKER · NMLS #566937

INSIDE THIS GUIDE

TEXAS ONLY — AND THAT'S THE POINT

We focus exclusively on Texas. That means we know cash-out rules, local property taxes, and Houston-area appraisals cold.

WHY REFINANCE

One new loan. Several ways it can pay off.

Refinancing can improve your financial picture in a number of ways. The right move depends on your goals — here's where it most often helps.

Lower your rate

A lower interest rate can reduce your monthly payment and potentially save you thousands over the life of the loan.

Shorten your term

Move from a 30-year to a 15-year loan to build equity faster and pay far less interest over time.

Consolidate debt

Roll multiple higher-interest debts into one easy-to-manage loan — often at a far lower rate.

Switch ARM to fixed

Convert an adjustable-rate mortgage into a fixed rate for stable, predictable payments you can count on.

AN HONEST WORD ON THE MATH

Refinancing can also extend your term and may result in higher total finance charges over the life of the loan. We'll run the full picture — savings, costs, and break-even — before you decide anything.

20+	17+	TX	$0
WHOLESALE LENDERS	YEARS EXPERIENCE	LICENSED & LOCAL	BANK MARKUP

THE POWER OF A LOWER RATE

How much does a rate really move your payment?

Below are monthly principal & interest payments on a 30-year fixed loan at different rates. Even a half-point can add up to real money over the years.

LOAN AMOUNT	7.0%	6.5%	6.0%	5.5%	5.0%
$200,000	$1,331	$1,264	**$1,199**	$1,136	$1,074
$250,000	$1,663	$1,580	**$1,499**	$1,419	$1,342
$300,000	$1,996	$1,896	**$1,799**	$1,703	$1,610
$350,000	$2,329	$2,212	**$2,098**	$1,987	$1,879
$400,000	$2,661	$2,528	**$2,398**	$2,271	$2,147
$500,000	$3,327	$3,160	**$2,998**	$2,839	$2,684
$600,000	$3,992	$3,792	**$3,597**	$3,407	$3,221

A REAL EXAMPLE

On a $300,000 loan, dropping from 7% to 6% trims your payment by about **$197 a month** — roughly $2,360 a year back in your pocket.

WHAT THIS ISN'T

A quote. Not all borrowers qualify for these rates, and your real payment will be higher once taxes and insurance are added.

REFINANCING & YOUR CREDIT

A little prep can earn you a better rate.

Your credit score isn't the only factor in a refinance, but it's a big one — it helps set both your approved loan amount and your interest rate. A few simple moves before we start can pay off.

Check your credit

Pull a free report once a year at annualcreditreport.com. You can also view your FICO score at myfico.com for a nominal fee.

Verify accuracy

Report and dispute any errors with the bureaus early. Disputes that are still in process can delay loan approval.

Pay down balances

Lowering balances on your lines of credit before you apply can help you qualify for a better interest rate.

Set up payment plans

For any delinquent accounts, work out a budget-friendly plan with creditors before applying — it keeps your DTI in check and shows you're serious.

NO GUESSWORK REQUIRED

Not sure where your credit stands? Send it over and we'll review your file together, then map the strongest path to the rate you want. Aravian Financial does not provide credit repair or credit counseling services.

THE ROAD TO YOUR REFINANCE

Fast and easy — in six steps.

Refinancing follows a clear path, and we handle the heavy lifting at every turn. Here's how it goes.

1

Free refinance consultation

We'll sit down — by phone or in person — to talk through your goals and whether a refinance actually makes sense for your specific situation. If it doesn't, we'll tell you.

2

Application

Apply online or directly with us. Once you've provided the necessary documentation, we'll help you decide which loan program is the best fit across our 20+ lenders.

- We'll send you a complete, personalized document list
- One application — we shop the wholesale market for you

3

Underwriting & appraisal

After your documents are in, our underwriters review the loan and verify your information. We'll also order an appraisal to establish your home's market value.

Pro tip — Not every refinance requires an appraisal, but one can work in your favor: an accurate value makes sure your loan amount isn't capped by a number that's too low.

CONTINUED ON NEXT PAGE

THE ROAD TO YOUR REFINANCE — CONTINUED

From approval to closing.

4

Conditional approval

Our underwriters issue a conditional approval and request any final items they need to fully approve your loan. We work with you to clear those conditions quickly.

5

Final underwriting

Your underwriter completes a final review and issues the final approval. Once that's done, you're clear to close.

6

Closing

We'll confirm the date and location of your closing and let you know exactly what you'll need to bring.

Pro tip — Review the final documents to confirm the rate and amounts match what you agreed to. Bring a cashier's check for any closing costs (personal checks usually aren't accepted) and a photo ID — possibly your Social Security card.

WE'RE IN THIS TOGETHER

It's our job to keep your refinance moving quickly and smoothly. Ask questions anytime — we're never too busy to respond.

REFINANCING PROCESS

Do's & don'ts

A few simple habits protect your approval between application and closing.

✓ Do

- ✓ Thoroughly and honestly complete your application
- ✓ Respond promptly to questions and document requests
- ✓ Disclose all of your loans and credit accounts
- ✓ Stay available as your closing date approaches

✕ Don't

- ✕ Co-sign a loan or lease for anyone
- ✕ Make major purchases — vehicles, appliances, furniture
- ✕ Open new credit or fall behind on payments
- ✕ Move money around or make large, untraceable deposits
- ✕ Change careers, become self-employed, quit, or retire

GET STARTED

What to have ready

Having these on hand keeps your refinance moving from day one:

- ✓ A copy of your photo ID
- ✓ Your two most recent pay stubs
- ✓ Two most recent complete bank statements
- ✓ Two most recent complete tax returns
- ✓ Your two most recent W-2s
- ✓ Your current mortgage statement
- ✓ Homeowner's insurance declarations page

Self-employed borrowers may need additional documentation. We'll give you a complete, personalized list once we connect.

REFINANCE PROGRAMS

Lower your rate — or tap your equity.

Every borrower's goal is different. Here are the core refinance options we shop for you; we'll land on the one that fits your plans.

Conventional refinance

RATE & TERM

Get a lower interest rate and/or adjust the terms of your current loan.

- Planning to stay 7 years or fewer? An adjustable-rate mortgage may be more favorable
- Planning to stay longer than 7 years? A fixed-rate mortgage may be the better option

Cash-out refinance

USE YOUR EQUITY

Turn your home equity into cash you can put to work:

- Pay off high-interest debt
- Make home improvements
- Handle emergency expenses
- Cover college tuition
- Boost savings or retirement
- Consolidate into one payment

Unlimited jumbo cash-out

HIGH VALUE

Flexible long-term financing at a low interest rate for higher-value homes.

- $500,000 cash-out maximum
- Minimum 20% equity must remain
- One-unit single-family homes & condos
- Premium pricing for strong files

STREAMLINE & RENOVATION OPTIONS

Faster paths if you already have a loan.

Already in an FHA, VA, or USDA loan? Streamline programs can lower your payment with less paperwork. Renovation refinances roll repairs into the loan.

FHA 203(k) refinance

A rehabilitation loan to repair or modernize your home — it covers the property plus the cost of qualified repairs in one payment.

FHA streamline

- Lower your monthly principal & interest
- Convert an ARM into a fixed rate
- Must be current on your mortgage
- Cash-out is not available on this option

VA streamline (IRRRL)

- An interest rate reduction refinance loan to lower payments
- Convert an ARM into a fixed rate
- Must already have a VA home loan
- Cash-out refinance is available

USDA rural streamline

The same streamline benefits as above, provided you live in a designated USDA rural area and already hold a USDA loan.

NOT SURE WHICH FITS?

That's exactly what a broker is for. Tell us your goal — lower payment, cash out, shorter term — and we'll match you to the right program across 20+ lenders.

FREQUENTLY ASKED QUESTIONS

The questions we hear most.

When does refinancing make sense?

Usually when you can lower your rate, shorten your term, switch from an ARM to a fixed rate, or tap equity for a clear purpose — and the savings outweigh the costs. We'll run the math with you.

Does a refinance reset my loan to 30 years?

Only if you choose a new 30-year term. You can refinance into a 15- or 20-year loan to keep building equity — or even match your remaining term.

How much equity do I need?

It varies by program. Rate-and-term refinances need less; cash-out generally requires leaving a cushion of equity in the home — often around 20%.

How long does a refinance take?

Most close in a few weeks from a complete application, depending on the appraisal and how quickly documents come back.

What is a break-even point?

It's how long it takes your monthly savings to cover the cost of refinancing. If you'll stay in the home past that point, a refinance typically pays off.

Will I need a new appraisal?

Not always. Some streamline programs waive it. When an appraisal is required, it confirms your home's value so your loan amount isn't capped too low.

What can I use cash-out funds for?

Anything — paying off high-interest debt, home improvements, tuition, savings, or emergencies. We'll help you weigh whether it's the right move.

Does using a broker cost me more?

No. We're paid through the wholesale lender and bring you pricing retail banks rarely match — so you typically come out ahead, not behind.

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READY WHEN YOU ARE

Let's find out if it's your best rate.

A quick conversation is all it takes to know whether refinancing makes sense for you. We'll shop 20+ lenders, run the full math, and give you a straight answer either way.

START MY REFINANCE

Kris Syevens

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