

Home Equity Loans

Unlock the potential in your home

What is home equity?

A home's equity is the difference between the property's market value and the balance on any mortgages or loans secured by the property. The amount of equity in a home can change over time as the owner pays down the mortgage balance or as property value fluctuates. The more equity someone has in their home, the more they may be eligible to borrow. This is especially beneficial for homeowners who have seen their home value rise in recent years.

Different Options

A home equity loan is a type of loan that allows homeowners to borrow against the equity in their house. Home equity loans offer fixed interest rates and one-time fund disbursements.

A home equity line of credit (HELOC) is a revolving line of credit that allows homeowners to borrow against the equity in their house. Unlike a home equity loan, a HELOC has a variable interest rate and provides flexibility to draw funds as needed over time.

Put Your Home's Equity to Work

Home equity loans and lines of credit can be beneficial for major expenses. They often offer lower interest rates than credit cards or other loans.

Using a home's equity can be a good option when a lump sum of money is needed for a specific purpose, such as:

- Debt consolidation
- Making major household repairs or renovations
- Purchasing a second home
- College tuition
- Medical expenses
- Vacation expenses
- Starting a business
- Other major purchases



Frequently Asked Questions

If I have a mortgage, can I get a home equity loan?

Yes! Whether a house is owned free and clear, or has a mortgage, if you have built up equity in your home, you can apply for a home equity loan or home equity line of credit.

What is the maximum amount I can finance on my home through APCI FCU?

For a home equity line of credit, the maximum is 80% of your home's appraised value with a limit of \$500,000.

For a fixed rate and term home equity loan, the maximum is 85% of your home's appraised value. The maximum amount you can borrow is \$1,500,000. The minimum amount you can borrow is \$10,000.

How do I calculate the amount of equity in my home?

To calculate the amount of equity in your home, subtract your mortgage balance from the appraised value of your home.