

## When Should You Refinance Your Mortgage?

Before determining whether refinancing your mortgage is a viable option, be sure to investigate how much refinancing your home will cost. Refinancing a mortgage can be a very expensive process, as closing costs can quickly add up to a point that refinancing isn't advantageous. InvesTex Credit Union encourages you to do a little research before you refinance.



First, contact your current lender to find out if there are any early refinance penalties and when you can refinance without penalty. Then, contact InvesTex Credit Union to discuss the loan terms based on your current financial situation. When you apply for a mortgage at InvesTex, you will receive an estimate of your closing costs.

Once you have determined your refinance costs, you can weigh the two options against one another to determine if the terms offered on the new loan will save you enough money to outweigh the cost of refinancing your current mortgage. Also consider the amount of time you plan to stay in your home. Project how long it will take to offset refinancing costs and compare to how long you plan to stay in the home.

If refinancing costs break-even before you plan to move, it is a good bet to refinance. However, if the costs outweigh the savings on your new loan, then you may want to wait.

Mortgage rates continue to remain low. Check our website periodically to track rates. Keep yourself informed about the current and projected economic environment. Learn more about the mortgage products offered at InvesTex by visiting [InvesTexCU.org](http://InvesTexCU.org). Use the Online Mortgage Calculator to help you with the figures.

Generally, if you can reduce your mortgage payment and the term of your loan, then you will save significantly and the closing costs could be well-worth the effort.

Don't hesitate to contact us by phone or in person to discuss your mortgage options.

[www.investexcu.org](http://www.investexcu.org)