

How to buy a second home in Florida, *one step at a time.*

Eleven steps for a vacation home, a winter home or a someday-retirement home. The full roadmap, with the numbers behind every step, is at hallandhoolihan.com/second-home

30 to 60
DAYS

The 30 to 60 day rule. Regardless of your path, the best opportunities for deals, discounts, incentives, below-market rates and more are always on homes that are ready now and can close within 30 to 60 days.



01 Get pre-qualified as a second-home buyer

10% minimum down, two months of reserves, no rental income counted.



02 Know the second-home math

Rates run higher and builder rate deals are usually primary-residence only.



03 Be ready, willing and able within six months

Six months to plan, 30 to 60 days to buy. Rate locks run 30 to 60 days.



04 Decide how you will use it

Rental or retreat. The loan, the taxes and the rules differ.



05 Find an area

Airport, beach and restaurants matter more than the commute.



06 Find a community

Lock and leave, or a house with a lawn. Ask for the HOA rules.



07 Find the home when you are actually ready

Register us first. Ask what can close in 30 to 60 days.



08 Insure it and protect it

A seasonal-occupancy policy, flood if needed, wind mitigation form.



09 Understand the taxes

No homestead exemption; a 10% assessment cap instead of 3%.



10 Close, from here or from there

Remote closing is fine. Confirm wire instructions by phone.



11 Enjoy it, and keep the door open

If it becomes home, file for homestead by March 1.

Three numbers to remember

30 to 60 days

the buying window. The best deals, incentives and below-market rates are on homes ready now.

6 months

the planning window. Further out, do your homework and wait.

10%

minimum down payment on a conventional second-home loan. Plan on more to avoid the worst pricing.



Scan for the full roadmap
hallandhoolihan.com/second-home

Our notes

Lender or proof of funds

Weeks a year we will use it

Questions for Joseph and Cydney



Cydney Hall and Joseph Hoolihan

Hall & Hoolihan Group · LPT Realty

New construction homes, communities and condo projects on Florida's Gulf Coast, from Parrish to Venice. Buyers pay us nothing.

Cydney 941-518-0987

Joseph 727-271-9980

Email info@HallandHoolihan.com

hallandhoolihan.com