

# Need Home Repairs but Don't Have Enough Equity?



**Neighborhood Finance Corporation (NFC) and Invest DSM can work together to help you move forward.**

If your home needs major repairs or improvements but you don't have much equity yet, you may still have options. When **NFC financing is paired with Invest DSM assistance**, homeowners can often complete needed renovations sooner, without waiting years to build equity.

## How the Programs Work Together

### 1. Invest DSM helps reduce the cost

*Invest DSM may provide a **grant or forgivable loan** to help pay for eligible home repairs or improvements. This assistance lowers how much you need to borrow.*

### 2. NFC lends based on your home's future value

*Unlike most lenders, NFC can base your loan on **what your home will be worth after the repairs are complete**, not just its current condition. This means equity can be created before construction begins.*

### 3. You get more work done with less debt

*Because Invest DSM helps cover part of the cost, **you borrow less and owe less**, often with more affordable monthly payments.*

## Is This Right for You?

- Own a home in an Invest DSM area
  - Need significant repairs or improvements
  - Don't have much equity yet
- This combination may be worth exploring.**



*Below is an example of the \$60,000 renovation with \$30,000 of it forgiven, first without and then with an NFC loan.*

Example	Typical Lender (HELOC) & Invest DSM Subsidy	NFC & Invest DSM Subsidy
Value of Home Before Improvements	\$250,000	\$250,000
Renovation Project	\$60,000	\$60,000
Invest DSM Subsidy	\$30,000	\$30,000
<b>Estimate of Equity You Need</b>	<b>\$110,000</b>	<b>\$14,000</b>

*Please note: Program guidelines for Invest DSM may change. Some assistance may include a forgiveness period or repayment requirements. Always confirm details directly with Invest DSM before making financing decisions.*

**For more information visit [neighborhoodfinance.org](http://neighborhoodfinance.org)**  
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