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
Estimate of Equity You Need	$110,000	$14,000

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
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