AdvancePages
THINK LIKE A PLANNER.

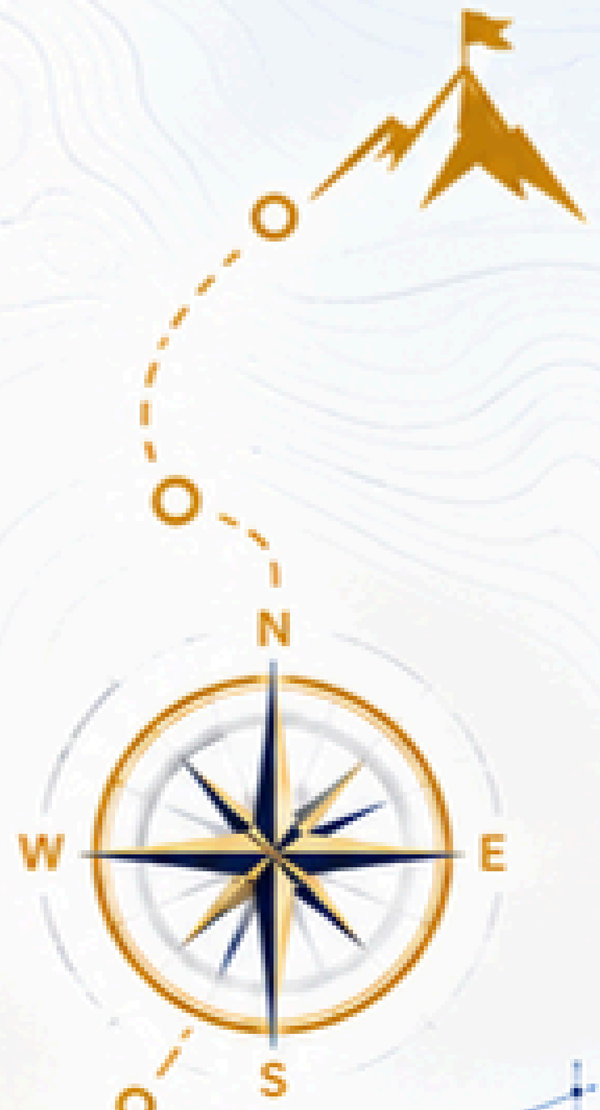
THE

MULTIFAMILY HOUSE HACK

FIELD MANUAL

A 10-Module Playbook
from Readiness to Ownership.

By K.B Mac





READINESS — ACQUISITION — OPERATIONS — OPTIMIZATION

AdvancePages

Table of Contents

Part I

Prepare

Build financial readiness, define the search, and learn to read the market before analyzing a property.

1 Module 1
Financial Readiness System
Am I financially ready — and what should I strengthen first?

2 Module 2
Build Your Buy Box
What should I search for?

3 Module 3
Market Recon
Where should I search?

Part II

Prove the Deal

Turn one opportunity into evidence: analyze the property, test financing, and build the support team.

4 Module 4
Property Analysis
Is this property worth pursuing?

5 Module 5
Financing Strategy
How should I finance it?

6 Module 6
Build Your Acquisition Team
Who helps me pursue and protect the decision?

Part III

Win and Protect the Deal

Make a disciplined offer, verify the facts, and protect the right to walk away.

7 Module 7
Go Under Contract
What offer can I make without losing discipline?

8 Module 8
Protect the Deal
Does the property still work after the new facts are added?

Part IV

Operate and Optimize the Asset

Build systems that protect your time, then choose one move that strengthens long-term wealth.

9 Module 9
Stabilize the Property
What operating system keeps the property stable without consuming my life?

10 Module 10
Maximize Your Golden Goose
What one move creates the most leverage without weakening the asset?





PART 1

Prepare

Build financial readiness, define the search, and learn to read the market before analyzing a property.



READINESS

Know your financial position.

FILTER

Build the Buy Box and narrow the search.

RECON

Compare markets and read the block.

MODULE 1 | PREPARE

Financial Readiness System

KNOW YOUR POSITION. BUILD THE 90-DAY PLAN.

YOUR QUESTION

Am I financially ready — and what should I strengthen first?

MISSION

Measure your starting position, estimate buying power and cash needs, find the blocking lever, and build a focused 90-day plan.

FINAL ARTIFACT

Readiness Dashboard + 90-Day Plan.

QUICK START

How to Use This Field Manual

THIS IS A COMPLETE LEARNING PLAYBOOK. WORK AT YOUR OWN PACE. YOU DO NOT NEED A SPREADSHEET, AND YOU DO NOT NEED TO COMPLETE EVERY WORKSHEET TO MOVE FORWARD.

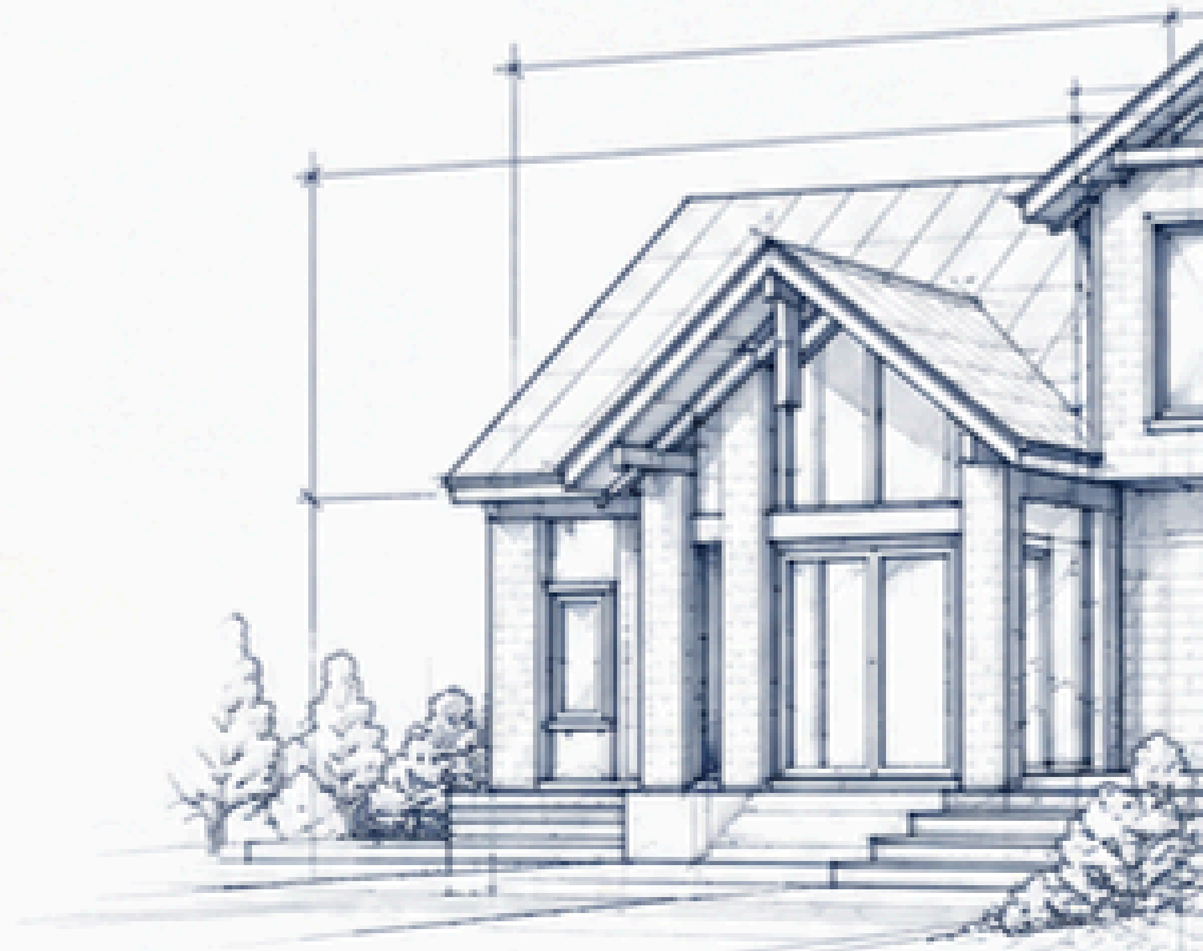
STEP		WHAT TO DO
1	ASK	**Know the decision.** Each module starts with the key question you need to answer and why it matters.
2	LEARN	**Understand the framework.** You will learn the core concepts, what to look for, common risks, and the decision logic.
3	SEE IT	**Follow the example.** Maya & Daniel and other examples show how the framework works in practice.
4	REFLECT	**Use the optional worksheets.** Each module includes templates, checklists and tools. Use them if they help you, print them, or take notes elsewhere. **Completing every field is not required to continue.**
5	DECIDE	**Know your next step.** Each module ends with a clear decision and guidance on what would justify moving forward, pausing, verifying, or walking away.
6	ADVANCE	**Move to the next mission.** Continue to the next module when you understand the decision and feel ready.

GOOD TO KNOW

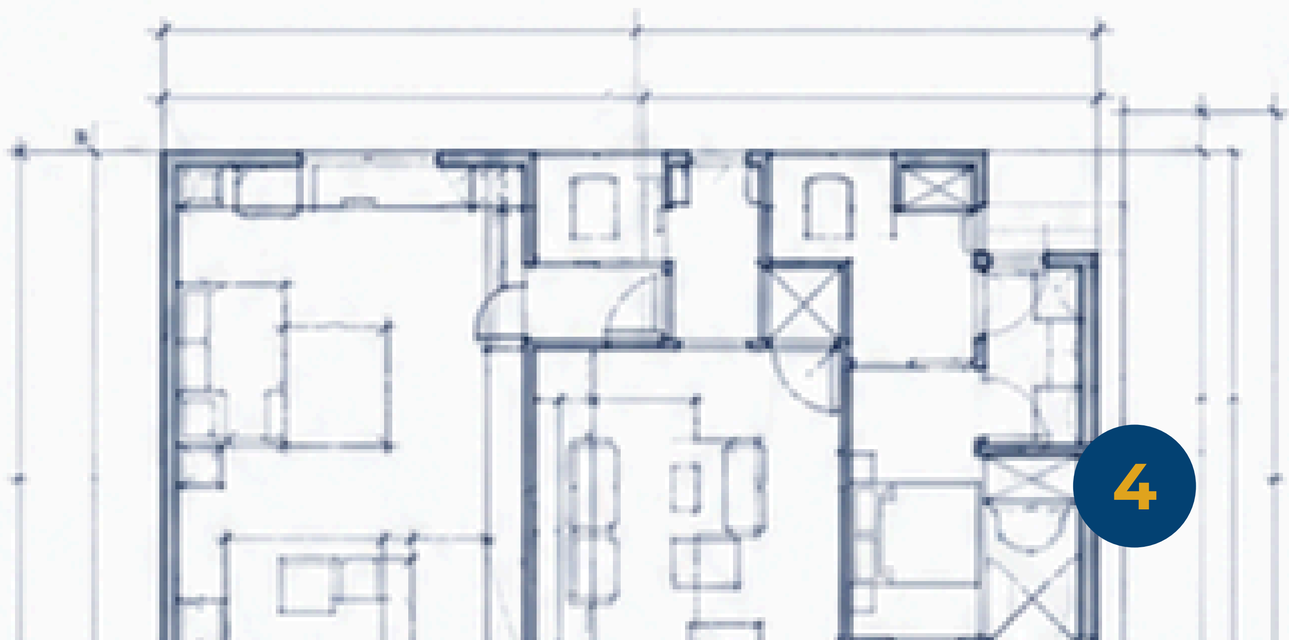
The system includes the Story Guide and two Command Workbooks: a template for your own decisions and a filled Maya & Daniel example. Use both workbooks to put the system into practice.

THE LEARNING ECOSYSTEM

One System, Three Roles



COMPONENT	ITS JOB	WHAT YOU LEAVE WITH
STORY GUIDE	Build belief and show what is possible.	A reason to begin.
FIELD MANUAL	Teach what to evaluate, why it matters, and how to decide.	Judgment for the current phase.
COMMAND WORKBOOKS	Use a blank template and a filled example.	Your plan and a model to reference.



OUTCOMES

What You Will Be Able To Do

THIS MODULE GIVES YOU A DIAGNOSTIC: YOU WILL KNOW WHERE YOU STAND AND WHAT TO IMPROVE NEXT.

#	YOU WILL BE ABLE TO
1	Explain house hacking in plain English
2	Estimate a rough salary-only buying-power range
3	Calculate a simple DTI planning number and know what it does not prove
4	Build a realistic cash target
5	Identify your weakest financial lever
6	Write a 90-day readiness plan

MINI STORY

Who this module is built for. You may have a job, some savings, and a quiet feeling that real estate could change your life — but no idea what to check first. This module is for that moment: before listings, before offers, before pressure. It turns interest into a starting position.



THE METHOD

The AdvancePages Method

THE GOAL IS NOT TO MAKE YOU MEMORIZE MORE. IT IS TO HELP YOU MAKE BETTER DECISIONS BY GIVING YOU A BETTER WAY TO THINK.

STEP	WHAT IT DOES
1 OLD BELIEF	What you may assume at first
2 NEW MODEL	A better way to see it
3 DECISION TOOL	A framework, checklist, worksheet, or calculation.
4 COMMAND DECISION	The decision or next move.
5 SHIELD STRENGTHENED	The thinking upgrade

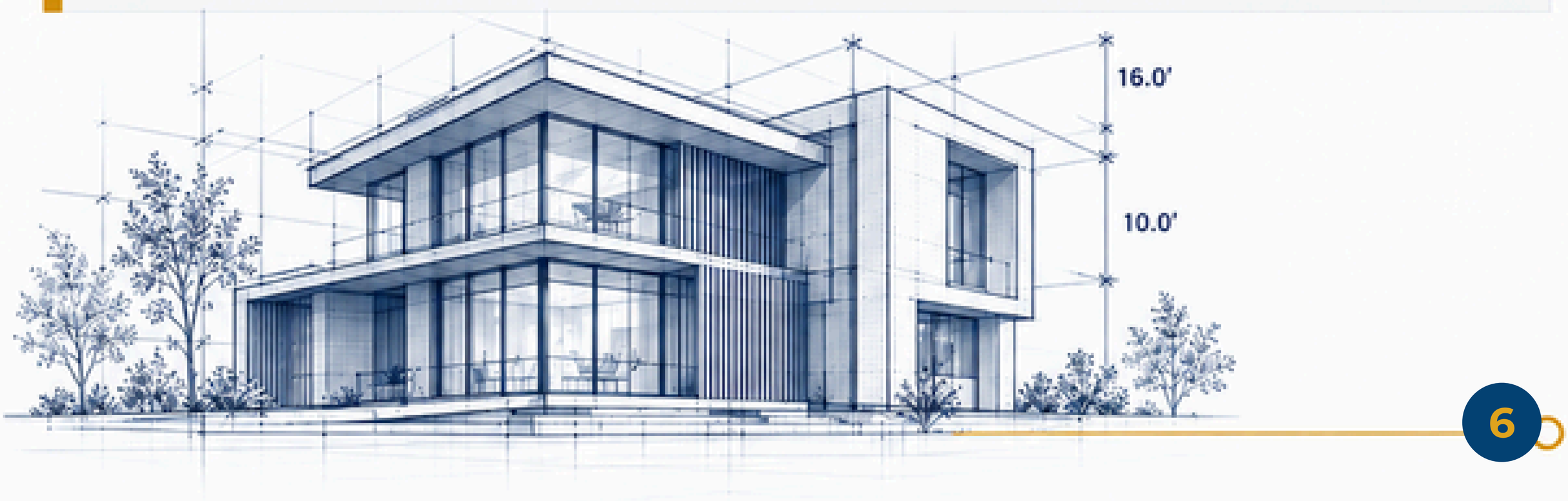
LEVEL 3 THINKING

Level 1 React: What is happening?

Level 2 Analyze: What does the information mean?

Level 3 Plan: What decision system protects the outcome?

Throughout this Field Manual, a Level 3 Moment marks the point where you stop reacting to the problem in front of you and start thinking like a planner.



THE FRAMEWORK

The Five Shields

FIVE QUESTIONS THAT STRENGTHEN HOW YOU MAKE DECISIONS.

SHIELD	QUESTION IT TEACHES	PLAIN-ENGLISH PROMISE
SYSTEMS	How do I make this repeatable?	Build repeatable success.
WEALTH	How does this create lasting assets?	Turn systems into assets.
VISIBILITY	What opportunity am I not seeing?	See opportunity early.
VITALITY	What will make me quit here?	Stay consistent under stress.
KNOWLEDGE	What must I understand correctly?	Reduce confusion.

SYSTEMS STRENGTHENED

BEFORE I need more information before I act.

AFTER I need a system that turns confusion into the next decision.

MAP

Your Module 1 Journey



YOU BEGIN WITH A QUESTION — AM I FINANCIALLY READY? — AND END WITH A VERDICT, A DASHBOARD, AND A 90-DAY PLAN.

#	STEP	WHAT YOU BUILD	QUESTION IT ANSWERS
1	BRIEF	House Hack Possibility Brief	Do I understand why this may be possible?
2	PROFILES	Three Starting Profiles	Which readiness profile am I closest to?
3	TERMS	Core Definitions	Which terms do I need before the tools?
4	FORCES	Real Estate Forces	How can an asset improve my position over time?
5	SNAPSHOT	Financial Snapshot	What is my real starting position?
6	DTI	DTI + Buying Power + Lender Recon	What can income support before rent, and what range should a lender validate?
7	CASH	Cash Mountain	How much cash do I actually need?
8	SCORE	Readiness Scorecard	Which lever is blocking me right now?
9	PLAN	90-Day Plan	What should I improve first?

LEVEL 3 MOMENT

Level 1 asks: Can I afford it?
Level 3 asks: What decision system protects me?
This module moves you from emotion to measurement.

STEP 1

House Hack Possibility Brief

YOU MAY NOT NEED THE SAME ENTRY STRATEGY AS AN OUTSIDE INVESTOR. IF YOU PLAN TO LIVE IN THE PROPERTY, OWNER-OCCUPIED FINANCING CAN CHANGE THE ENTRY POINT.



MINI STORY

Elena almost closed the tab. Elena saw a duplex online and immediately thought, “I do not have investor money.” She was comparing herself to landlords buying from the outside. Once she realized owner-occupants may qualify differently, the question changed from “Do I have 25% down?” to “What do I actually need to live in one unit and rent the rest?” For some owner-occupants, the combined down payment and closing costs may total less than 8% of the purchase price. The actual amount depends on the loan program, lender charges, credits, prepaid costs, and the property.

OLD BELIEF

I need 20% to 25% down before real estate is possible.

NEW MODEL

Buying as your home can create a different entry point.

DECISION TOOL

Use Level 3 Thinking to weigh rent support, reserves, risk, and future options.

I looked at property as a purchase.

I see property as a financial system with moving parts.

STEP 2

Three Starting Profiles



HOUSE HACKING IS NOT ONE PROFILE. YOUR JOB IS TO LOCATE YOUR STARTING POSITION — WITHOUT SHAME OR HYPE.

Profile	Starting Position	Next Smart Move
1 **Maria — Strong Profile, Real Cash Gap**	$85K income, $24K saved, good credit, $2,200 rent.	Not more scrolling — lender recon and cash-readiness validation.
2 **Jamal — Not Ready Yet**	$68K income, $6K saved, credit improving, high car and card payments.	Not quitting — reduce the monthly debt that blocks buying power.
3 **Alicia + Devon — High Income, Still Risky**	$215K combined, strong credit, higher lifestyle costs, $70K saved.	Protect reserves; avoid a property that looks impressive but creates pressure.

Your Profile Match

Closest profile

Biggest advantage

Biggest constraint

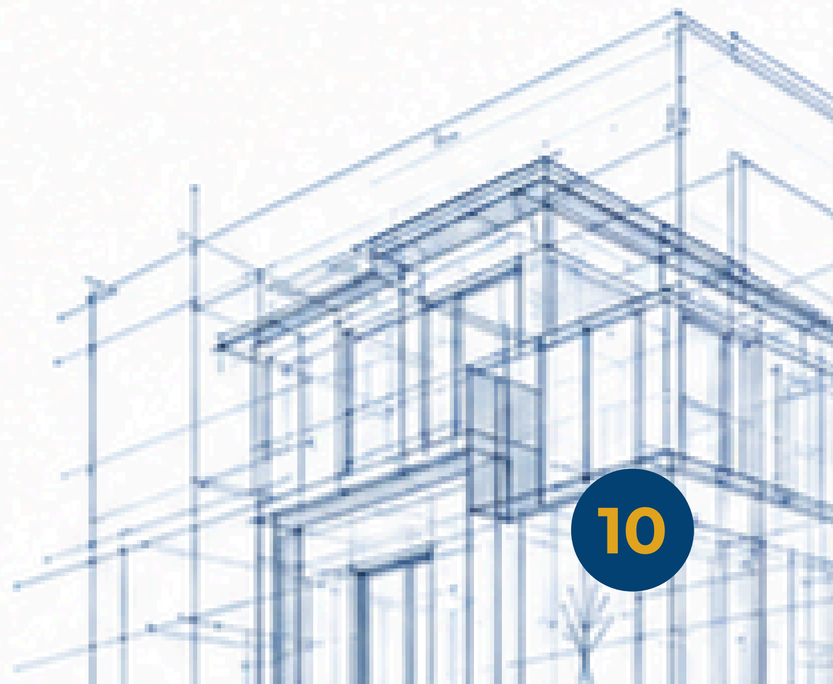
Next smart action



VITALITY STRENGTHENED

BEFORE I felt behind because I was not ready.

AFTER Readiness is a status, not an identity.



STEP 3

Core Definitions With Examples

LEARN THE TERMS THAT AFFECT THE FIRST DECISION.
EVERYTHING ELSE CAN WAIT.



MINI STORY

The jargon trap. You can spend six weeks collecting real-estate vocabulary and still not know what to do. This section deliberately teaches you fewer terms — only the language that changes your next decision.

Term	Plain-English Definition	Example
House Hack	Buy a 2–4 unit property, live in one unit, and rent the others.	Buy a duplex, live in Unit 1, and rent Unit 2.
Owner-Occupant Loan	A mortgage for a buyer who plans to live in the property as a primary home.	Use an eligible owner-occupant loan to buy a 4-unit, live in one unit, and rent the others.
Down Payment	The portion of the price paid upfront.	$400K × 3.5% = $14K before other costs (illustrative purchase).
Property Cash Reserves	Money kept liquid after closing for payment, vacancy, or repair shocks.	Cash held after closing — not part of the down payment.
DTI (Defined in step 6)	Monthly debts compared to gross monthly income.	$3,200 debts / $8,000 income = 40%.
Equity	Property value minus loan balance.	$500K value - $440K loan = $60K equity.



SYSTEMS STRENGTHENED

BEFORE Jargon made the process feel bigger than me.

AFTER I can learn only the language needed for the decision in front of me.

STEP 4

Real Estate Forces Framework

CASH RESERVES PROTECT YOU IN THE SHORT TERM. REAL-ESTATE FORCES ARE THE LONG-TERM MOVEMENTS THAT IMPROVE YOUR POSITION WHEN A PROPERTY IS BOUGHT AND MANAGED CORRECTLY.

From The House Hack Position	What It Does For You
Tenant Rent	Others help carry the payment.
Debt Paydown	The loan balance falls over time.
Rent Growth	Income rises as the market moves.
Appreciation	Market growth may increase the property's value over time.
Refinancing	You can reset terms as conditions change.
Forced Equity	Improvements you control add value.

COMMAND DECISION

Circle two wealth forces that could improve your position and one risk that could stop them. These become questions for your future property analysis.

LEVEL 3 MOMENT

At Level 3, you stop asking, "Will this make me rich?" You ask, "Which forces help me, which risks can stop them, and can I survive long enough for the forces to work?"

WEALTH STRENGTHENED

BEFORE I believed wealth came primarily from saving money and investing in stocks.

AFTER I see how well-bought real estate can create multiple wealth forces over time through leverage, operations, and patience.



STEP 5

Financial Snapshot – Continuing Training Case



FROM THIS POINT FORWARD, MAYA AND DANIEL ARE THE CONTINUING TRAINING CASE. THEIR NUMBERS CARRY THROUGH MODULES 2–10 SO YOU CAN WATCH ONE DECISION SYSTEM UNFOLD FROM READINESS THROUGH OWNERSHIP AND OPTIMIZATION.

OLD BELIEF

If the income looks strong, I am probably ready.

NEW MENTAL MODEL

Readiness is income + debt + cash + credit + reserves.

DECISION TOOL

Use one snapshot that follows the same buyers through the system.

Category	Maya & Daniel Training Case	Your Number
Gross annual income	$130,000 combined	
Gross monthly income	$10,833 ($130K / 12)	
Monthly non-housing debt	$1,100 combined	
Verified liquid funds	$95,000	
Personal emergency cushion	$10,000 — kept separate from property cash	
Property-plan cash after personal cushion	$85,000 before settlement, launch cash, and reserves	
Estimated qualifying credit score	715	

COMMAND DECISION

Use the snapshot to find the first constraint. For Maya and Daniel, the next question is how much housing payment their income can support before property rent is considered.

SYSTEMS STRENGTHENED

BEFORE I guessed whether I was ready.

AFTER I carry the same verified borrower facts into every later decision.

STEP 6

DTI – Find Your Housing Payment Room

DEBT-TO-INCOME RATIO (DTI) IS ONE WAY LENDERS MEASURE WHETHER YOUR INCOME CAN SUPPORT YOUR DEBTS PLUS THE PROPOSED HOUSING PAYMENT.

MINI STORY

The hidden blocker. You can earn the same income as another buyer and still have very different buying power. The reason is simple: the lender does not only see salary — it sees the monthly obligations competing with your housing payment.

TRAINING ASSUMPTION

We use 43% as a simple DTI planning assumption for this exercise. Actual lender limits vary by loan program, borrower, property, automated underwriting, and compensating factors.

Line	Calculation	Result
Gross monthly income	$130,000 / 12	$10,833
Planning DTI assumption	$10,833 × 43%	$4,658 max total monthly obligations
Existing non-housing debt	Combined monthly debt	$1,100
Estimated room for housing payment	$4,658 - $1,100	$3,558
Possible rental-income support	Not included yet; lender treatment varies	May change the lender result

THE NUMBER THAT MATTERS *— $3,558 is Maya and Daniel's salary-only monthly room for a proposed housing payment in this simplified exercise. It is not a preapproval and does not yet include eligible property rent.*

KNOWLEDGE STRENGTHENED

BEFORE I thought the lender just tells me yes or no.

AFTER I can separate a planning estimate from the lender's actual underwriting decision.



ESTIMATOR

Buying Power Range Salary-Only Estimate

THE PREVIOUS STEP PRODUCED $3,558 OF ESTIMATED HOUSING-PAYMENT ROOM. THIS PAGE CONVERTS THAT MONTHLY AMOUNT INTO A ROUGH PURCHASE-PRICE RANGE BEFORE RENTAL-INCOME SUPPORT.

Estimate	Housing Payment Room	Factor	Salary-Only Range
Conservative	$3,558	0.009	~$395,000
Middle	$3,558	0.008	~$445,000
Aggressive	$3,558	0.007	~$508,000
With eligible rental-income support	May increase if the lender and loan program allow it; treatment varies	—	Confirm with lender



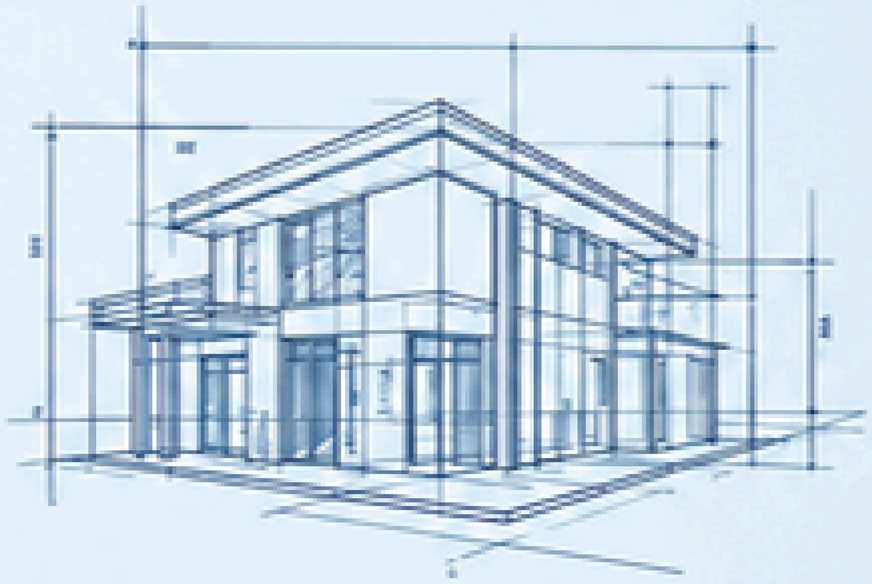
Buying Power: Your Own Planning Estimate



WHAT THIS ESTIMATE DOES — THESE RANGES ARE PLANNING TOOLS DESIGNED TO HELP YOU UNDERSTAND THE RELATIONSHIP BETWEEN INCOME, DEBT, PAYMENT CAPACITY, AND PURCHASE PRICE. THEY ARE NOT LOAN APPROVAL. A LENDER DETERMINES ACTUAL QUALIFICATION.

Your Buying Power Worksheet

- Gross annual income ÷ 12
- Planning DTI assumption: income × 43%
- Minus existing monthly debts
- Estimated room for housing payment
- ÷ 0.009 / 0.008 / 0.007 training factors



TRAINING FACTORS — *The 0.007–0.009 factors are simplified planning tools that approximate how much monthly housing cost each $100,000 of purchase price may create. They are not lender formulas; rates, taxes, insurance, mortgage insurance, and loan structure can change the result.*

LEVEL 3 MOMENT

Level 1 treats a rough estimate as an answer. Level 3 uses it as a starting point, then lets lender recon and the specific property refine the range.



WEALTH STRENGTHENED

BEFORE I thought there was one “max price.”

AFTER I separate a salary-only estimate from lender-validated buying power.

Why Multifamily Can Change the Range



THE SALARY-ONLY ESTIMATE IS NOT THE FINAL ANSWER FOR A 2–4 UNIT OWNER-OCCUPANT. ELIGIBLE RENTAL INCOME MAY CHANGE WHAT A LENDER IS WILLING TO TEST.

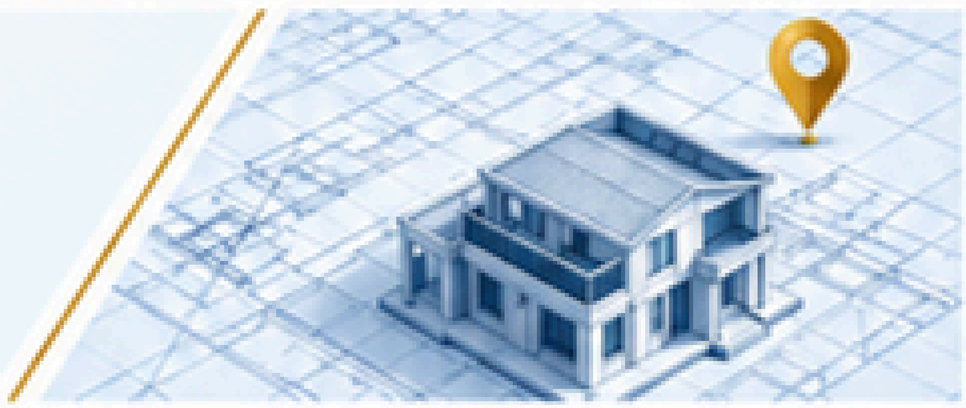
THE SHIFT

Maya and Daniel's salary-only estimate points to roughly $395K–$508K. That does not make a $650K triplex automatically impossible — or automatically affordable. A multifamily property introduces eligible rent, property-specific payment, reserve, and underwriting questions that the simple estimator cannot answer.

Layer	What Changes	Training Result
Salary-only planning range	Income and non-housing debt only	~$395K–$508K
Eligible rental-income support	Some qualifying rent from non-owner units may be considered	Can expand what is worth testing
Early lender recon	Borrower profile, rent treatment, payment, reserves, and property rules are discussed	Use a provisional $750K ceiling for training
Training search band	$550K is a case-study search floor, not a lender minimum	$550K–$750K
Final approval	A specific property and full borrower file must still pass underwriting	Not established yet

LEVEL 3 MOMENT

The building may help you qualify to buy the building — but only a lender can prove how much. Maya and Daniel enter Module 2 with a provisional $550K–$750K training search band, not a loan approval.



STEP 7

Cash Mountain – Four Buckets, Four Jobs

THE DOWN PAYMENT IS ONLY ONE BUCKET. BEFORE SHOPPING SERIOUSLY, SEPARATE MONEY YOU WILL SPEND, MONEY YOU EXPECT TO SPEND, MONEY THAT MUST STAY PROTECTED FOR THE PROPERTY, AND MONEY THAT BELONGS TO YOUR PERSONAL LIFE.



OLD BELIEF

If I have enough to close, I have enough cash.

NEW MENTAL MODEL

Some cash gets spent. Some stays protected. Some belongs to life outside the property.

DECISION TOOL

Separate settlement, launch, reserve, and personal emergency cash before you call yourself ready.

Cash Bucket / Component	Plain-English Meaning	Examples
Settlement cash	Money required to complete the purchase. It is spent at or near closing.	Down payment, closing costs, prepaids, lender charges
Ownership-launch cash	Money you expect to spend in the first days or weeks of ownership.	Immediate repairs, unit turn, moving, utility setup
Protected property reserve	Cash kept liquid after closing for a payment, vacancy, or repair shock. A lender may also require reserves.	Held back — not part of the down payment
Personal emergency fund	Cash for life and family emergencies. It is not property money.	Job loss, medical need, family emergency
Startup buffer (part of ownership-launch cash)	A small part of ownership-launch cash for unknown setup costs. Unlike a reserve, it is expected to be available for use.	Deposits, supplies, small surprises



VITALITY STRENGTHENED

BEFORE I treated every extra dollar as the same kind of cash.

AFTER I know what I can spend, what must stay protected, and what belongs to my family — not the deal.

TRAINING EXAMPLE

Maya & Daniel Cash Mountain $650,000 Training Purchase

NOW APPLY THE BUCKETS TO MAYA AND DANIEL. FOR CONTINUITY, THIS EXAMPLE USES THE 5% DOWN CONVENTIONAL PLANNING ROUTE LATER COMPARED IN MODULE 5. IT IS A TRAINING MODEL, NOT A LENDER QUOTE.

AVAILABLE LIQUID CASH

$95,000 verified in the training case.

PROPERTY CASH TARGET

About $90,000 before the personal emergency cushion.

PERSONAL CUSHION

$10,000 kept separate from the property.



5% DOWN TRAINING ASSUMPTION



Cash Layer	Amount	What It Does
Settlement cash	$47,500	$32,500 down payment + $15,000 estimated closing costs, prepaids, and lender charges
Ownership-launch cash	$12,000	Combined $12,000 allowance for immediate repairs/turn, moving/setup, and startup buffer
Protected property reserve	~$30,500	About six months of the $5,079 training monthly obligation for this planning route; kept liquid. Actual lender reserve requirements vary. Some eligible retirement assets may count toward reserves; confirm with the lender.
Property cash readiness	~$90,000	Settlement + launch + protected property reserve
Personal emergency cushion	$10,000	Kept outside the deal for life and family emergencies

COMMAND DECISION

Maya and Daniel have $95,000 available. After the approximately $90,000 property cash target, about $5,000 remains — below their $10,000 personal emergency cushion target. Training result: approximately $5,000 cash-readiness gap.

VITALITY STRENGTHENED

BEFORE If I can close, I can buy.

AFTER I protect property reserves and personal emergency cash before I call myself ready.

STEP 8

Readiness Scorecard



SCORE EACH LEVER HONESTLY.
THE SCORE IS NOT JUDGMENT — IT TELLS YOU WHAT TO IMPROVE NEXT.

Lever	0 Points	5 Points	10 Points	Score
Income	Unstable	Stable, recent changes	Stable and documentable	
Debt	Late / high balances	Current but limits buying	Controlled and current	
Credit	Major issues / unknown	Improving	Strong or lender-ready	
Cash Readiness	Little saved	Some settlement / launch cash, gap remains	Property cash target covered	
Protected Reserves	No protected reserve	Some reserve, below target	Can handle lender / property shock	
Knowledge	Does not understand	Learning basics	Can explain next steps	
Lifestyle Fit	Not willing	Uncertain	Understands tradeoffs	

COMMAND DECISION

Circle the lowest score.
That is your weakest lever — and your first 90-day target.



VITALITY STRENGTHENED

BEFORE I judged readiness by how I felt.

AFTER I use a scorecard to locate the weakest lever.

VERDICT

Your Readiness Verdict

YOUR SCORE DOES NOT LABEL YOU.
IT TELLS YOU WHICH LANE TO WORK FROM NEXT.

Score	Lane	What It Means
0–29	Stabilize First	Do not shop yet. Fix the blocking lever before the market pressures you.
30–49	Build Readiness	You have a path, but need focused improvement before serious shopping.
50–59	Begin Lender Recon	You may be close enough to validate your numbers with a lender.
60–70	Ready Path	Begin preapproval, market study, and property-search preparation.

LEVEL 3 MOMENT

A readiness verdict is not a stop sign. It is a lane assignment.
Once you know your lane, the next move becomes obvious.



STEP 9

Turn Your Score Into a 90-Day Plan



YOUR WEAKEST LEVER BECOMES YOUR FIRST TARGET.
IF TWO LEVERS TIE, CHOOSE THE ONE THAT BLOCKS LENDER APPROVAL OR CASH SAFETY.

MINI STORY

***Jamal did not need motivation**. Jamal did not become ready by watching more videos. He became ready by attacking one lever: monthly debt. The win was boring — that is why it worked.*

Weakest Lever	90-Day Focus	Specific Actions
Cash	Build settlement + launch cash	Automate savings, cut spending, separate closing money from move-in/startup money, preserve the personal emergency fund.
Debt	Lower monthly obligations	Pay high-payment debt first, stop adding balances, consider payment-reduction options.
Credit	Improve lender confidence	Pull reports, dispute errors, pay on time, lower utilization.
Income	Stabilize and document income	Gather pay stubs, W-2s, returns, offer letters, side-income records.
Knowledge	Understand the process	Learn loan basics, DTI, cash readiness, rents, expenses, valuation.
Protected Reserves	Reduce post-closing risk	Keep a separate property reserve; set a lender/property minimum target before closing.

LEVEL 3 MOMENT

A 90-day plan is not a motivational poster. It is a constraint system.
Pick one weak lever, assign actions, and review progress every 30 days.

BUILDER

90-Day Plan Builder



TURN THE WEAKEST LEVER INTO A SIMPLE OPERATING RHYTHM. THE GOAL IS NOT PERFECTION — IT IS VISIBLE PROGRESS EVERY 30 DAYS.

Your 90-Day Readiness Plan	
Weakest lever	
90-day target	
Action 1	
Action 2	
Action 3	
30-day checkpoint	
60-day checkpoint	
90-day checkpoint	

OPERATING RULE

You do not need every lever perfect. You need to know which lever is weak, what action improves it, and when you will check progress.

VITALITY STRENGTHENED

BEFORE Not ready meant I was stuck.

AFTER Not ready tells me exactly what to strengthen next.

REVIEW

Module 1 Shield Review

THE POINT IS NOT TO COLLECT SHIELDS.
IT IS TO STRENGTHEN WAYS OF THINKING THAT MAKE HARD DECISIONS EASIER.

Shields	What You Strengthened
Systems	*A repeatable process: snapshot, DTI, salary-only buying power, lender recon, cash readiness, scorecard, verdict, dashboard.*
Wealth	*House hacking can do more than lower your housing cost. It can put you in control of an asset when your finances, the property, the cash, and the risks work together.*
Knowledge	*The basic terms and lender concepts needed before serious shopping.*
Vitality	*How to turn a weak score into a 90-day plan instead of quitting.*
Visibility	*This comes later — seeing markets, lenders, agents, and opportunities others miss.*

Final Field Note.

You are no longer guessing from the outside. You now have a starting position, a buying-power estimate, a cash target, a readiness verdict, and a 90-day improvement plan. Module 2 builds from this foundation.



Risk Notes and Source Guidance



THIS FIELD MANUAL IS EDUCATIONAL AND IS NOT FINANCIAL, LEGAL, TAX, LENDING, OR INVESTMENT ADVICE. REAL-ESTATE OUTCOMES DEPEND ON MARKET, PROPERTY CONDITION, FINANCING, TAXES, INSURANCE, MANAGEMENT, TENANT BEHAVIOR, PERSONAL FINANCES, AND TIMING.

EVERGREEN VERIFICATION

Low-down-payment programs can change and qualification is not automatic. Confirm current FHA, conventional, state, local, and lender rules before relying on any example. Treat all DTI and buying-power estimates as planning tools until validated by a qualified lender.

Reference Area	What You Strengthened
FHA / low down payment	*Current down payment, owner-occupancy, 1–4 unit eligibility, mortgage insurance.*
DTI / underwriting	*Actual lender requirements, automated underwriting, compensating factors, rent treatment.*
Local law	*Tenant rules, rent control, code issues, licensing, legal use, ADU rules.*
Tax	*Depreciation, deductibility, passive-activity rules, recordkeeping, CPA strategy.*

ADVANCEPAGES RULE

Use the guide to learn the system, then use qualified professionals to validate the real-world decision.

