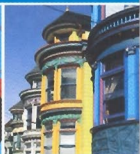
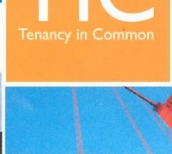


# TIC

Tenancy in Common



## Step by Step Guide

If you are thinking about purchasing real estate through a Tenancy in Common arrangement you should be prepared.

Here are the 10 steps to follow when deciding to use this method of purchasing real estate.

- 1. Educate yourself.** Find out all there is to know about Tenancy in Common arrangements. TICs can be complicated so being armed with the right knowledge before purchasing a TIC is essential. Talk to a Princeton Capital loan consultant or a Coldwell Banker real estate agent to get started.
- 2. Determine if a TIC arrangement is right for you.** This type of real estate purchase takes additional time and commitment and doesn't suit everyone.
- 3. Get educated on real estate in San Francisco** and find out the type of properties available for purchase under this agreement. Your Coldwell Banker real estate agent will be very helpful in this regard.
- 4. Get pre-qualified with a Princeton Capital loan consultant** prior to viewing properties so you know what you can afford. In addition, your PC Loan Consultant can help point out some of the important things for you to consider in evaluating the financial strength of your partnership.
- 5. Discuss group versus fractional loan financing.** Your Princeton Capital loan consultant can educate you on the differences between these two types of financing available for TIC purchases
- 6. Locate the right property.** Oftentimes you can purchase a larger unit or a unit in a more desirable neighborhood under a TIC agreement because of the shared cost. Discuss your options with your Coldwell Banker real estate agent.
- 7. Put together a TIC agreement.** The seller will typically provide the buyer with a TIC agreement or sometimes a buyer will obtain their own.
- 8. Once a property is found, determine ownership percentages.** Oftentimes your ownership percentage is determined by the purchase price for each unit.
- 9. Make Offer.** Once your offer is accepted, the listing agent will help to coordinate a meet and greet among the new tenants.
- 10. Once Financing is obtained, escrow closes and you can now enjoy the benefits of homeownership in San Francisco.**

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