

The

Resource

NEWSLETTER FOR OUR RAVING FAN CUSTOMERS

Real Client Success Story YOUR HOME IS A **HUGE ASSET**

ONE HOME. FOUR SMART FINANCIAL MOVES.



2021

- Lowered Rate
- Appraised @ \$369,000



PAID OFF HELOC
(Home Equity Line of Credit)

\$75,000



2023

- Got \$15,000 cash out for home repairs
- Lowered Insurance
- Appraised @ \$442,000



PAID OFF
\$40,000

IN HIGH INTEREST
DEBT (7 BILLS)



2025

- Lowered Rate
- Appraised @ \$640,000



CASH OUT
\$77,000

FOR HOME
IMPROVEMENTS

SMART MONEY MOVE: Used cash to update kitchen, bathrooms, add Accessory Dwelling Unit, new septic, siding, roof and gutters!



2026

- Lowered Rate
- Saving \$2,800 a year on home insurance alone!
- Appraised @ \$840,000



CASH OUT
\$54,000

TO PAY OFF DEBT

FAST STAT: Average of
19 Business Days from
Application to Clear to
Close on these 4 loans!

Your
Lender
for life

Trusted mortgage
guidance for
every milestone.

Ready for a remodel or debt consolidation? Reach out!

"Our situation wasn't straight forward and they got creative to find a solution that worked for us to buy our dream home.

They were super responsive, insightful, educational, and just darn good people. Would recommend working with them to anyone."

- Corey

September's Natural Treasures

It's National Honey Month and National Mushroom Month, two remarkable gifts from nature. Enjoy these fun facts!



Sources: American Mushroom Institute, The National Forest Foundation, worldatlas.com, & Idaho Honey Industry Association



The First Day of Fall is 9/22

Go to explorefall.com/fall-foliage-forecast so you don't miss prime leaf-peeping! You can even search by zip code for a precise forecast and best local viewing spots.

Scan



God Bless the troops
serving to preserve
our freedom.

EQUITY
RESOURCES, INC.
more than
a mortgage company

We proudly offer FHA, VA,
Conventional, Jumbo,
USDA Rural Development,
& Construction
Home Loans.

September 28th is NATIONAL GOOD NEIGHBOR DAY!

— Small actions. Stronger community. —



SAY HELLO

A smile and a friendly hello go a long way.



SHARE KINDNESS

Drop off a treat, leave a kind note, or offer a helping hand.



CHECK IN

Reach out to neighbors, especially those who may live alone.



BE CONSIDERATE

Respect shared spaces and help keep your neighborhood beautiful.



BUILD CONNECTIONS

Stronger neighbors create stronger communities.

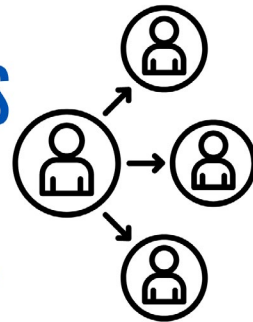
If a friend, relative, or neighbor could benefit from trusted mortgage guidance, we'd be grateful for your introduction!



Who can we help? 774-573-0329

Share your experience!

YOUR REFERRALS ARE THE GREATEST COMPLIMENT



After helping **Erik** purchase two homes with VA financing, he trusted us to help his son **Derek** buy his first home too. We closed Derek's VA loan last month and had him **from application to clear to close in 21 business days!**

Take a look at the VA home loan: They offer 0% down options, no monthly mortgage insurance, competitive rates, and the ability to reuse the benefit. For eligible military members, veterans, and some surviving spouses, a VA loan is one of the most powerful home financing tools. Reach out for more info.

Follow [www.fb.com/edmoloneymortgage/](https://www.facebook.com/edmoloneymortgage/) for quick updates on when to refi & save!



From: sipandsanity.com

Ingredients

- 1 c water
- ½ c dark brown sugar
- ¼ c maple syrup
- ½ c pumpkin puree
- 1 Tbsp pumpkin pie spice
- ⅛ tsp kosher salt
- 2 tsp vanilla extract

Instructions

Combine everything but vanilla in a small saucepan over medium heat. Bring to a bubble while stirring until the sugar dissolves. Reduce heat to medium-low and simmer for 5 minutes, stirring occasionally.

Remove from heat and stir in vanilla. Let cool. Stir, then transfer to an airtight container or jar. Store in the refrigerator up to one week. If separation occurs, shake container or stir.

Uses: Mix with cold brew, tea, a cocktail, or add to hot chocolate. Drizzle over pancakes, waffles or french toast. Stir into oatmeal, yogurt or smoothies.

Tips: For a smoother syrup, whisk cooled mixture through a mesh strainer over a bowl. For a thinner or thicker syrup, adjust the amount of water by ¼ cup.

In place of maple syrup, you could use agave syrup, honey or your preferred sugar-free alternative.

To turn it into coffee creamer, substitute the water with your preferred milk or half & half.



Hi, what can I help you with?

What are the best apples and apple combinations for baking?

THE BEST APPLES for Baking & Cooking		
BEST FOR	BEST APPLE COMBINATIONS (for balanced flavor & texture)	BEST APPLE VARIETIES
 PIES	Try these combinations: • Granny Smith + Honeycrisp (tart + sweet) • Granny Smith + Braeburn (tart + rich) • Honeycrisp + Pink Lady (sweet + tart)	• Granny Smith • Honeycrisp • Braeburn • Pink Lady • Jonagold • Fuji • Golden Delicious
 CRISPS	Try these combinations: • Honeycrisp + Granny Smith (sweet + tart) • Granny Smith + Braeburn (tart + rich) • Fuji + Pink Lady (sweet + tart)	• Honeycrisp • Granny Smith • Braeburn • Jonagold • Fuji • Pink Lady • Golden Delicious
 APPLESAUCE	Try these combinations: • McIntosh + Cortland (sweet + tart) • Jonagold + Fuji (mild + sweet) • Granny Smith + Fuji (tart + sweet)	• McIntosh • Cortland • Jonathan • Rome Beauty • Golden Delicious • Fuji • Granny Smith
 MIX & MATCH! Blending apple varieties creates the best flavor and texture!		

“There for every step and never gave up on us.”

Were patient, thorough, and understanding in my house search, which lasted 3 years! Highly recommend their services!! ”

- Alexander, First-Time Homebuyer



→ Who can we *help* next?



Unscramble for words describing a cozy fall. Send your answers to Emoloney@CallEquity.net by 10/1 and we'll enter you in a drawing for a \$50 gift card!

1. EIRCD _____
2. ALLFENN _____
3. BNREIOF _____
4. TSWSATREHI _____
5. LFOTLABO _____
6. NSCROA _____
7. HCORDRA _____
8. AIEGOLF _____
9. LCIIH _____
10. OAOCC _____

Entry From: _____

WIN \$50!

and our August winners are...

Congrats to Josie & Kristen!

Dog Day Jumble: Treats, Commands, Loyalty, Companion, Fetch, Leash, Canine, Collar, Pawprints, Rescue.



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Apply FREE at www.moloneymortgage.com



Download our app to contact us with a push of a button or refer us to a friend. Click <https://equity247.app.link/gKgZPtGt5Fb> from your smartphone.

THE **HOTTEST** ZIP CODES of 2026

Buyer interest is strongest and homes are flying off the market.

- 1 📍 Peabody, MA 01960
- 2 📍 Montclair, NJ 07042
- 3 📍 Sewell, NJ 08080
- 4 📍 Fairport, NY 14450
- 5 📍 Westfield, MA 01085
- 6 📍 Livonia, MI 48154
- 7 📍 Lititz, PA 17543
- 8 📍 North Haven, CT 06473
- 9 📍 New Berlin, WI 53151
- 10 📍 Wheaton, IL 60187



✓ **EQUITY RESOURCES IS LICENSED IN ALL BUT 3 OF THE STATES!**

We are proud to lend in

AL | CT | DC | DE | FL | GA | IN | KY
MA | MD | ME | MI | NC | NH | NJ | OH
PA | RI | SC | TX | VA & WV

Source: Realtor.com

Know someone still renting because they think they can't buy? I'm happy to run the numbers and show them what's possible, have them call 774-573-0329!

Who do you know looking for a New Home? We'd love to help!

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Fall can be one of the best times to buy. More homes are available, buyer competition slows, and motivated sellers are often more willing to negotiate. As a result, buyers may find better prices, more concessions, and much greater flexibility than they would during the busy spring market.

Buy vs. Wait Evaluation:

How long will you stay in the home? If 5+ years, buying almost always wins financially. Under 3 years: maybe not.

Are your financials in order? Credit score 680+, stable income, 6 months of reserves after closing, low debt.

Can you comfortably afford the payment? Housing costs (mortgage, taxes, and insurance) should be below 28–30% of your gross monthly income.

Waiting for the Market Rarely Works

We hear it all the time: “I’m waiting for prices to drop” or “I’m waiting for rates to come down.”

The problem: Nobody can consistently predict the market. If rates fall, more buyers enter the market, and this added competition pushes prices higher. Instead of trying to time the market, buyers should focus on whether the home and payment work for their budget today. Refinance later, but you can’t go back and buy yesterday’s home at yesterday’s price.



BEST MONTH TO BUY A HOUSE *by Objective*

The right month depends on which trade-off you’re optimizing:

YOUR OBJECTIVE	BEST MONTHS	WHAT YOU GAIN	WHAT YOU GIVE UP
LOWEST PRICE	November, December, January	Below-list purchases; concessions on repairs and closing costs	Thin inventory; harder inspection conditions
BIGGEST SELECTION	May, June (April runner-up)	Peak listings; widest choice of floor plans and school zones	Bidding wars; escalation clauses; appraisal-gap risk
LEAST COMPETITION	November, December, January	Fewer competing offers; room for contingencies	Same inventory constraints as winter buyers
SELECTION-PRICE BALANCE	September, October	Residual summer inventory + easing prices	Not the absolute lowest price or widest selection
FASTEST CLOSE	December, January	Agents and title companies have capacity; closings 2–3 weeks faster	Holiday scheduling conflicts



Price-first buyers should aim for Thanksgiving through Martin Luther King Day. **Selection-first buyers** should target late April through early June with daily listing alerts. **For the cleanest deal**, winter is cheaper and fall is easier to shop.

Trusted mortgage advice
for every milestone.

Know someone ready to buy a home or in need of a **FREE** savings review for debt consolidation? Introduce us or have them call 774-573-0329.

“If you see someone without a smile today, give ‘em yours.” - Dolly Parton



Help Me Help More People Become Homeowners!

If you know anyone renting or thinking about buying in MA, NH, RI, ME or OH, please introduce them to me. Sometimes all it takes is asking the right question! Here are a few simple conversation starters you can use:

“Have you considered buying a home in the next year or two?”

“If you could own a home instead of renting, would you want to?”

“Do you know what your next move is when your lease ends?”

“Do you know what documents you need in order to buy a house?”

If they say “yes,” “maybe,” or even “not sure,” that’s where I come in! I would love to schedule a quick 20–25 minute ‘Homeownership Game Plan’ call to walk them through the process. Please send me their name, or give them my info. Together, we can turn “someday” into move-in day.

Ed



EQUAL HOUSING
OPPORTUNITY
SEPT 2026

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