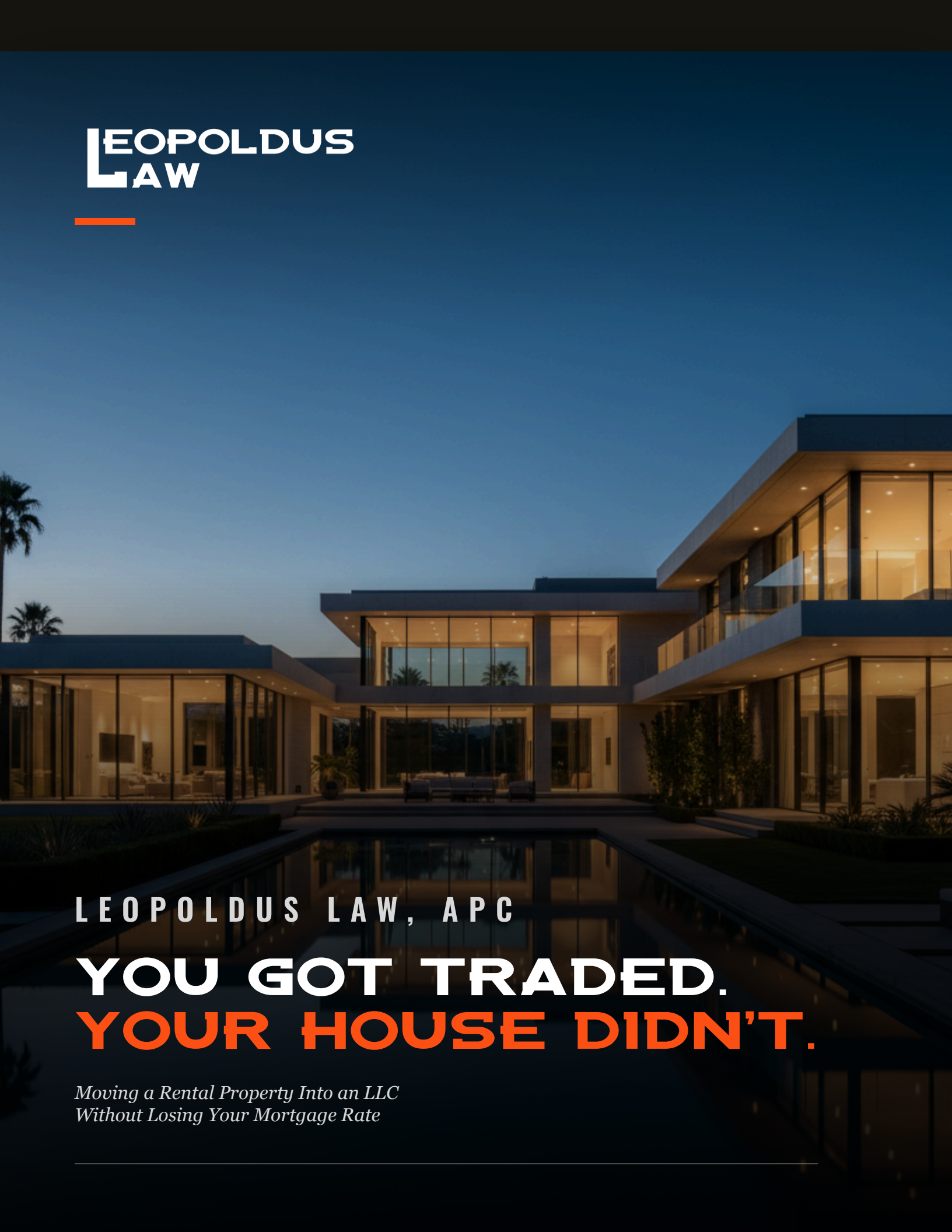




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LEOPOLDUS LAW, APC

**YOU GOT TRADED.
YOUR HOUSE DIDN'T.**

*Moving a Rental Property Into an LLC
Without Losing Your Mortgage Rate*

“

**YOUR RATE STAYS
THE SAME. ONLY
THE NAME ON THE
TITLE CHANGES.**

BRANDON LEOPOLDUS, ESQ.

Founder, Leopoldus Law, APC. Former professional baseball umpire.

— READ THIS FIRST

THE HOUSE YOU BOUGHT TO LIVE IN BECAME A BUSINESS YOU NEVER DECIDED TO RUN.

You bought a house while you were playing in one city. Then you got traded, maybe twice. Now you are in a different market, the house did not sell, and you have decided to rent it out. The house is still titled in your name, or in your trust. Either way, you are exposed. The moment a tenant moved in, that property stopped being your home and became a business, and the risk profile changed completely, but the title did not change with it.

This guide is about fixing that exposure the right way: moving title into an LLC so a tenant's lawsuit cannot reach your personal wealth, without triggering the clause in your mortgage that could force you to refinance at today's rates. It explains why a rental is a different animal than a home, why a trust is not the protection you think it is, exactly how the due-on-sale clause works, and how a title transfer into an LLC is done safely, with your lender's cooperation rather than behind its back.

One idea governs the whole guide. Your house should not be a liability, and the fix is a title change done with your lender's consent, not a refinance and not a gamble. The rate stays the same. The guarantor stays the same. The only thing that changes is whose name is on the title, and that one change moves the risk off you.

BRANDON LEOPOLDUS, ESQ.

Founder, Leopoldus Law, APC · Adjunct Professor of Sports Law, Loyola Law School, Los Angeles · Board Director, Sports Lawyers Association

This guide is educational. It is general information, not legal or tax advice for your specific situation, and reading it does not create an attorney-client relationship with Leopoldus Law, APC. Mortgage, lending, and LLC rules vary by state and lender and change over time; confirm before you act.

**A RENTAL IN YOUR
NAME IS A LAWSUIT
MAGNET
AIMED AT YOUR
ENTIRE NET WORTH.**

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Followed by scenarios from the field, frequently asked questions, a glossary, ten myths that leave athletes exposed, and how to reach us.

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CHAPTER ONE

WHY A RENTAL IS A DIFFERENT ANIMAL THAN A HOME

The invisible transformation, and the three exposures it creates

CHAPTER 1

THE DAY A TENANT MOVED IN, EVERYTHING CHANGED

THE HOUSE LOOKS THE SAME. ITS LEGAL CHARACTER DOES NOT.

A primary residence and a rental property have entirely different risk profiles, and the moment you put a tenant in a house, you have taken on commercial liability.¹ When you live in your own home, the universe of people who might be hurt there and sue you is small. When you rent it out, you have invited a tenant, their guests, and their contractors into a property you no longer occupy, and you have taken on the legal duties of a landlord toward all of them.

A landlord owes duties of care to tenants and others, and can be held liable for injuries that occur on the property. The point is not that you are a bad landlord; the point is that owning a rental means owning the legal risk that comes with it, in a way that owning your home did not. Nothing about the house looks different the day it becomes a rental, but its legal character changed, and the way it is held no longer fits its new risk.



DID YOU KNOW?

The rest of this guide is about closing that gap: moving the property into a structure that matches what it has become, a business asset held like one, not a personal asset exposed like one.

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CHAPTER 1

THREE EXPOSURES, COMPOUNDING EACH OTHER

SHARPER FOR A HIGH-PROFILE ATHLETE THAN FOR AN ORDINARY LANDLORD

PERSONAL LAWSUITS. The suit names you, the individual, with your name on the caption. Insurance helps, but a serious claim can exceed the policy.

ASSET EXPOSURE. A judgment lands on your personal assets, not an entity. And a trust does not solve this; assets in a revocable trust generally remain reachable by creditors.²

HIGH-VALUE TARGET. Your name is public, and your net worth changes the calculus of a lawsuit. A modest claim against an anonymous landlord becomes an opportunity against a wealthy, recognizable athlete.

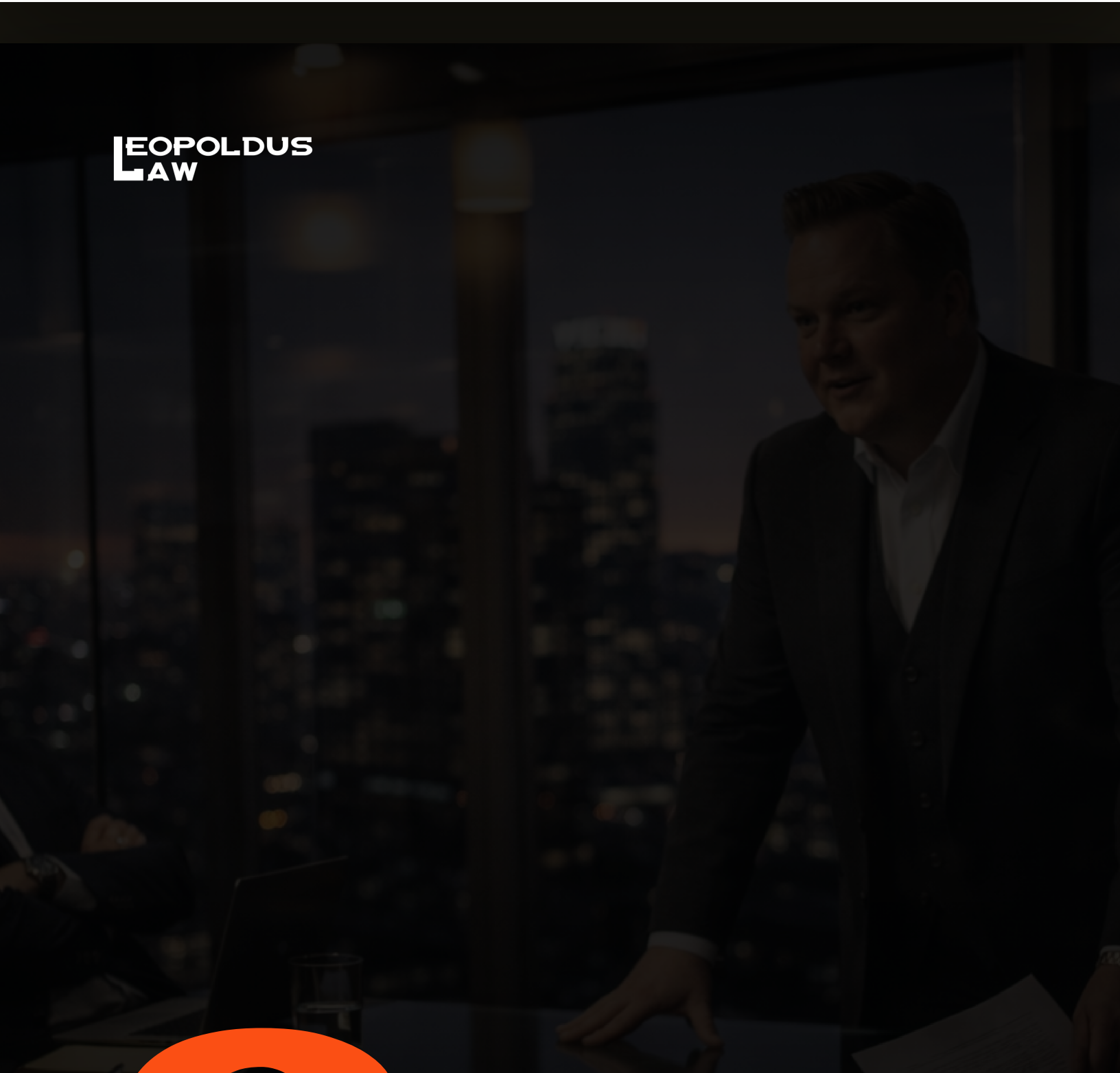
The three compound rather than merely add: a wealthy, named defendant attracts aggressive claims, aggressive claims aimed at an individual reach personal assets, and the size of those assets invites still more aggressive claims. The LLC breaks the chain at its most dangerous link.

A RENTAL IN YOUR PERSONAL NAME IS BACKED BY YOUR ENTIRE PERSONAL BALANCE SHEET.

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WHY YOUR TRUST IS NOT THE ANSWER, AND THE FIX

CHAPTER 2

"IT'S IN THE TRUST" IS NOT PROTECTION

ONE OF THE MOST COMMON, AND MOST DANGEROUS, MISUNDERSTANDINGS

A revocable living trust is an estate-planning and probate-avoidance tool. It determines what happens to your assets when you die and lets them pass without probate. But it is not a liability shield. Because you retain control of a revocable trust, the law generally treats assets in it as still reachable by your creditors.²

This matters because the trust creates a false sense of security. An athlete told, correctly, that their home is "protected in the trust" for estate purposes can easily assume that protection extends to liability, and leave a rental sitting in the trust believing it is safe when it is fully exposed. The trust does the estate-planning job. An LLC does the liability job. A rental property needs both.



DID YOU KNOW?

If your rental is in your revocable trust, it has an estate plan but no liability protection. The fix in this guide supplies the missing half.

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CHAPTER 2

THE FIX: HOLD THE RENTAL IN AN LLC

THE ENTITY STANDS BETWEEN THE PROPERTY'S LIABILITIES AND YOUR WEALTH

When a properly formed and maintained LLC owns the property and a tenant sues, the claim is generally against the LLC and its assets, not against you personally and the rest of your wealth.³ The LLC contains the liability, provides a layer of privacy, and holds the property as the business asset it has become.

It does not protect you against your own personal wrongdoing, and it does not erase obligations you personally guaranteed, such as the mortgage. Used for its actual purpose, containing the property's operating liabilities, it is precisely what a rental needs.

Two conditions make the protection real: the LLC has to be properly formed and genuinely maintained, with its own bank account and records; and the property actually has to be titled in the LLC's name, not merely intended to be, which is the step that runs into the mortgage.

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CHAPTER THREE

THE DUE-ON-SALE PROBLEM, EXPLAINED HONESTLY

What the clause does, what the law protects, and what it does not

CHAPTER 3

THE CLAUSE THAT STOPS MOST ATHLETES

AND WHERE A LOT OF BAD ADVICE CIRCULATES

A due-on-sale clause is a standard mortgage provision that lets the lender accelerate the loan, demand the entire balance immediately, if the property is transferred without consent. Federal law, the Garn-St Germain Act, generally validates these clauses, while barring their enforcement in a specific list of situations for residential property of fewer than five units.⁴ If you simply transfer your mortgaged property into your LLC on your own, the lender could call the loan due, forcing you to pay it off or refinance at today's rates.

/ THE EXCEPTION THAT TRIPS PEOPLE UP

The Act's exceptions include transfers on death to relatives, to a spouse or children, in a divorce, and into a living trust, but only where the borrower remains a beneficiary. A transfer into an LLC is NOT one of the protected exceptions. Anyone who tells you the law protects a free LLC transfer is simply wrong, and acting on that advice can put your loan at risk.

**AN LLC TRANSFER IS NOT A
PROTECTED EXCEPTION.
THAT IS EXACTLY WHY IT HAS TO
BE DONE RIGHT.**

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CHAPTER 3

"LENDERS NEVER CALL IT" IS NOT A PLAN

WHY THE TRUST WORKAROUND DOES NOT SOLVE THE ACTUAL PROBLEM, EITHER

The living-trust exception is often floated as a workaround, but that exception requires the borrower to remain a beneficiary, and a trust, as the previous chapter explained, provides no liability protection anyway. Routing a rental through a trust does not solve the liability problem.

You may hear that lenders almost never actually enforce due-on-sale clauses. There is some truth that enforcement is not routine, but relying on that is a gamble, not a strategy. Lenders can enforce the clause, and rates have risen enough that they have more incentive to. The responsible way to move a rental into an LLC is not to hope the lender does not notice; it is to get the lender's consent, which removes the risk entirely.



DID YOU KNOW?

The exceptions exist to protect families in life events, a death, a divorce, a routine estate move, where nothing real about ownership changes. An LLC transfer is a deliberate restructuring, and the law did not extend the exceptions to cover it.

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CHAPTER FOUR

HOW TO RETITLE WITHOUT LOSING YOUR RATE

This is not a refinance, and why lender consent is obtainable

CHAPTER 4

THIS IS NOT A REFINANCE

THE DISTINCTION THAT IS THE WHOLE GAME

Retitling into an LLC with lender consent is not a refinance. The loan stays the same loan, at the same rate, on the same terms, with the same guarantor, and only the name on the title changes. You are getting the lender's permission to hold the existing mortgage's collateral in your LLC, not a new mortgage.

Understand precisely what does and does not change. The LLC becomes the owner on title, which moves the tenant liability off you personally. But you typically remain personally obligated on the note, as borrower or guarantor. The LLC holds the asset and its liabilities; you remain responsible for paying the loan. That is not a flaw; it is how it works.



DID YOU KNOW?

Your rate stays the same. Your guarantor stays the same. The only thing that changes is whose name is on the title.

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CHAPTER 4

CONSENT FIRST, THEN THE DEED, THEN THE RECORDING

THE SEQUENCE THAT CONVERTS A RISK INTO A CERTAINTY

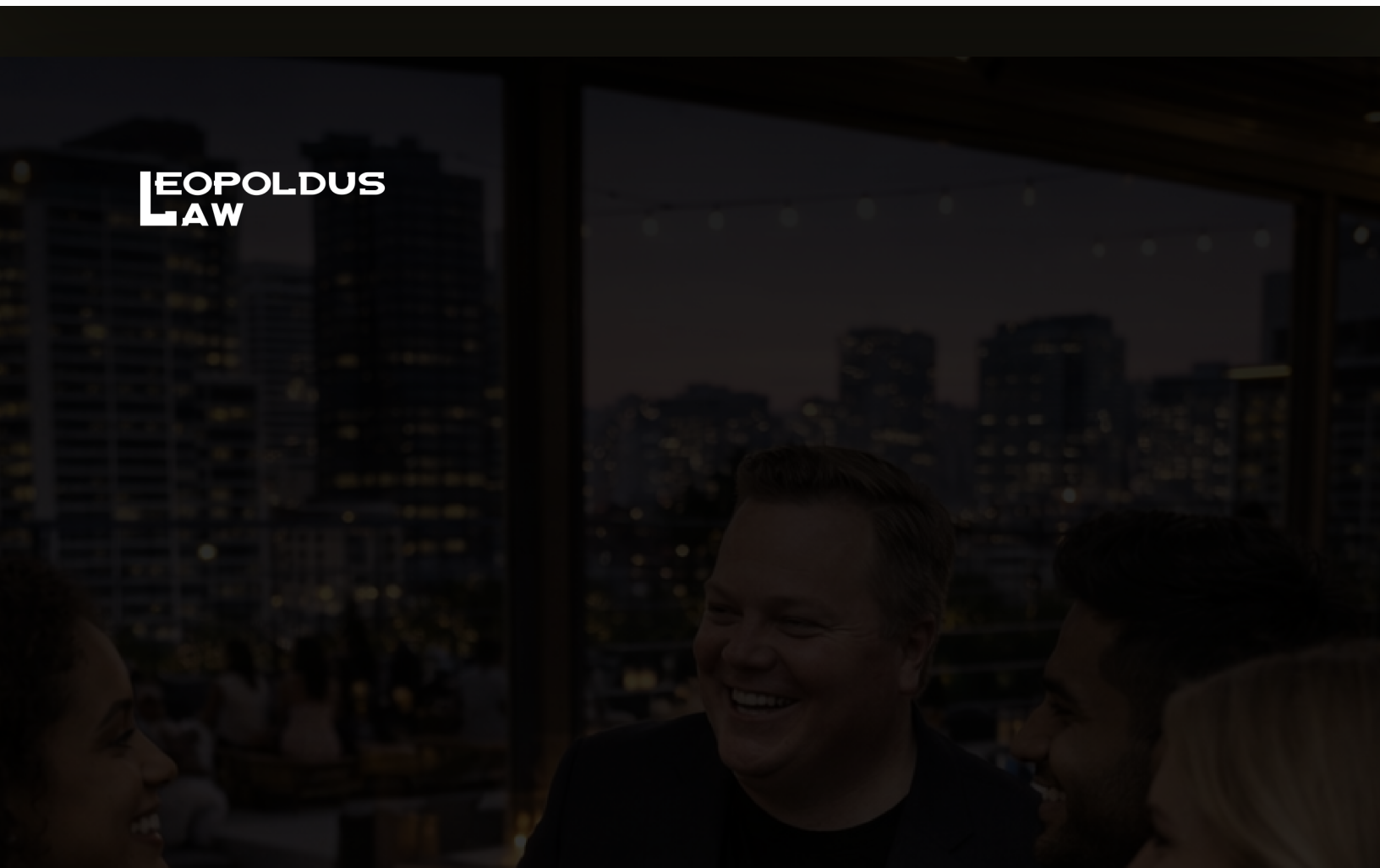
Lenders can and do consent to these transfers when approached correctly, because from the lender's perspective, little of substance changes: the same borrower remains obligated, the same collateral secures the loan. A transfer that keeps the guarantor and terms intact and simply moves title into a single-member LLC controlled by the same borrower is not the kind of transfer that threatens the lender's position.

Getting the consent in writing, before the title moves, is what converts a risk into a certainty. You want the approval in hand first, then the deed, then the recording, so there is never a window in which the due-on-sale clause is exposed. It is why a flat-fee, coordinated handling makes sense: the only genuine variable is how quickly a given lender moves through its own process.

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CHAPTER FIVE

THE PROCESS, STEP BY STEP

LLC review, lender coordination, documents, and recording

CHAPTER 5

FOUR STEPS, DONE PROPERLY

KNOWING THE SEQUENCE TELLS YOU WHERE THE TIME ACTUALLY GOES

- 1 LLC review or formation.** The LLC that will hold the property is reviewed to ensure it is properly formed and current, or, if none exists, it is formed correctly from the start.
- 2 Lender coordination.** The servicer is asked to approve the title change without treating it as a sale, a refinance, or a triggering event. This step usually takes the longest.
- 3 Document execution.** The deed and any required lender documents are prepared and signed, often electronically, with a mobile notary arranged wherever you are.
- 4 County filing.** The executed deed is recorded at the county level, and you receive updated title showing the LLC as owner. The job is done.

Everything but the lender's timeline is within the handler's control and moves quickly. Electronic signing and mobile notaries mean the signing happens around your schedule, wherever you are, rather than requiring you to interrupt it.

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CHAPTER 5

A DEFINED PROJECT, NOT AN OPEN-ENDED ONE

THE LENDER'S PAGE IS THE ONLY REAL VARIABLE

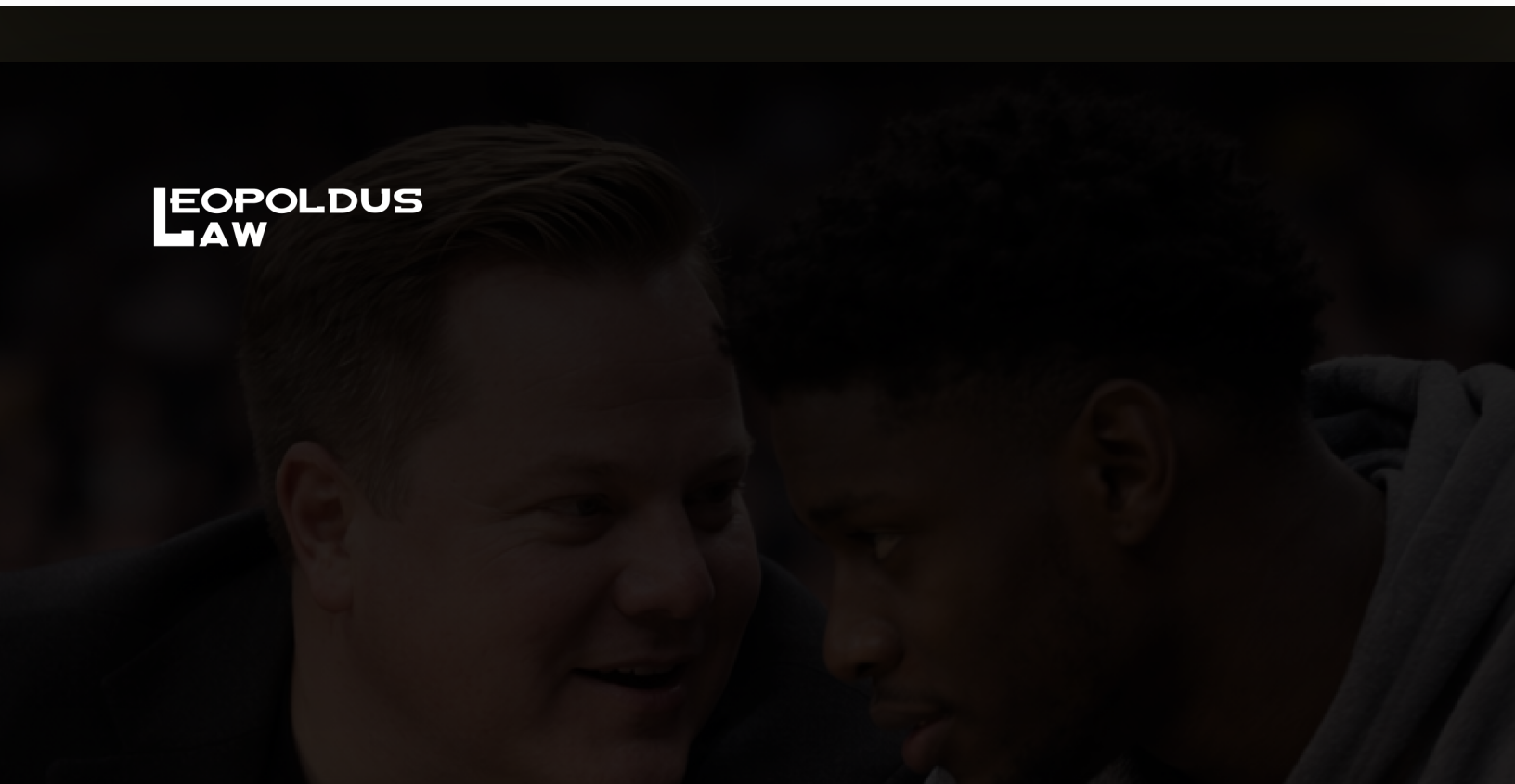
The steps are well defined and the outcome is predictable. The entity, the documents, the notarization, and the recording are routine for someone who does this regularly, which is why the honest structure is a flat fee and a fast turnaround, rather than an open-ended, hourly engagement. You get a defined project with a defined cost and a clear finish line, not an unpredictable legal matter.

**THE FINISHED TRANSACTION: A
RECORDED TITLE IN THE LLC,
BACKED BY THE LENDER'S
WRITTEN CONSENT, LOAN
UNTOUCHED.**

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CHAPTER SIX

THE MULTI-STATE PROBLEM, AND THE INSURANCE PIECE

Coordinating a scattered portfolio, and how the two protections fit together

CHAPTER 6

YOU BUY WHERE YOU PLAY. THAT ADDS UP.

ONE ATTORNEY, COORDINATING THE WHOLE PORTFOLIO

Athletes accumulate real estate in a particular way: buying where they play, and over a career of trades, ending up owning property in several states, often cities they no longer live in. Property law, LLC formation, and title recording are handled at the state and county level, and lenders differ property to property. Coordinating them one at a time, with different advisors in each place, is slow and error-prone.

A single attorney who knows every lender and every state's requirements can move the whole portfolio into proper structure in a coordinated way, rather than leaving the athlete to solve the same problem repeatedly in every market they ever played in.



DID YOU KNOW?

Business managers, CPAs, and agents are the natural early-warning system for this exposure, because they see the properties on the balance sheet before any claim arises.

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CHAPTER 6

TWO LAYERS, WORKING TOGETHER

THE LLC IS NOT A SUBSTITUTE FOR INSURANCE, AND INSURANCE IS NOT A SUBSTITUTE FOR THE LLC

Insurance is the first layer. A rental should carry proper landlord, or dwelling, coverage plus an umbrella policy. Good coverage handles many claims within its limits, resolving a claim before it ever threatens anything else.

The LLC is the second layer. Insurance has limits and exclusions, and defends the claim but does not change who the defendant is. When a claim exceeds the policy, the LLC generally confines the exposure to the entity and its assets rather than reaching your personal wealth. Carry both, coordinated.

A large, stylized orange number 7, which serves as the chapter indicator. It is positioned on the left side of the page, overlapping the background image of two men in a stadium setting. The number is bold and has a slight 3D effect with a darker orange shadow.

CHAPTER SEVEN

WHY ATHLETES ARE ESPECIALLY EXPOSED

A public name, scattered properties, and what this fix is and is not

PUBLIC, SCATTERED, AND BUSY: THE ATHLETE'S VERSION

THREE REASONS THIS FIX IS NOT OPTIONAL FOR YOU THE WAY IT MIGHT BE FOR OTHERS

Your wealth is public, and so is your name. A plaintiff's attorney sizing up a claim against an athlete can see exactly what is on the other side, turning a routine claim into a targeted one.

You own where you played, not where you live. Multiple exposed properties, each a separate liability, often managed remotely and easy to forget.

You are busy, and the exposure is easy to ignore. It produces no symptoms until a claim arrives, at which point it is too late to structure around it.

**A PUBLIC TARGET, MULTIPLIED
ACROSS SCATTERED PROPERTIES,
UNDER AN ATTENTION BUDGET THAT
KEEPS THE FIX DEFERRED.**

WHAT THIS FIX IS, AND IS NOT

RECOGNIZING GOOD GUIDANCE FROM BAD

It is a title transfer with lender consent, keeping your rate, terms, and guarantor intact.

It is not a refinance. Your existing loan stays in place at its existing rate.

It is not a way to dodge your lender. It works precisely because you get the lender's consent.

It is not a shield against your mortgage debt. You remain obligated on the loan.

It is not, by itself, tax advice. Coordinate the tax and insurance dimensions with your CPA and insurer.

Be wary of do-it-yourself deed kits. The mechanics of a deed are simple; what is not simple is doing it without triggering the due-on-sale clause and with the entity properly formed so the protection actually holds.

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CHAPTER EIGHT

TITLE HELD THREE WAYS

The same property, held three ways, side by side

THE WHOLE CASE FITS ON ONE PAGE

	YOUR NAME	REVOCABLE TRUST	LLC
LIABILITY PROTECTION	None	None	Yes, if maintained
PRIVACY FROM PUBLIC NAME	None	Limited	Yes
AVOIDS PROBATE / ESTATE PLAN	No	Yes	Can be coordinated
KEEPS YOUR MORTGAGE RATE	N/A	Yes (trust exception)	Yes, with lender consent

Holding a rental in your own name gives you no protection and full exposure. Holding it in a revocable trust gives you an estate plan but still no liability protection. Holding it in a properly maintained LLC, with title moved in via lender consent, gives you protection, privacy, and a preserved rate, together. For a high-net-worth athlete's rental, the LLC is the only one of the three that actually fits the asset.

SCENARIOS FROM THE FIELD

Composites, stripped of identifying detail, to show the principles in motion.

THE TRADED PLAYER WITH THE EXPOSED RENTAL

A player's house did not sell after a trade, stayed titled in his name, and a tenant's guest was later injured and sued him personally. The claim settled for far more than it would have against an anonymous landlord. Retitling into an LLC would have kept his name off the table.

THE REFINANCE HE ALMOST DID

An athlete was about to refinance his rental to get it into an LLC, trading his below-market rate for today's. Counsel stopped him: coordinating with the lender, the title moved with the loan left exactly in place, no refinance needed.

THE TRANSFER DONE BEHIND THE LENDER'S BACK

Following online advice, an athlete quietly deeded his mortgaged rental into an LLC without telling the servicer. A servicing transfer flagged the change, and the lender raised the due-on-sale clause. The shortcut created the very problem the right process avoids.

THE FOUR PROPERTIES IN FOUR STATES

A veteran of many trades owned four former homes in four states, each exposed. One attorney coordinated the whole portfolio, executing deeds with mobile notaries wherever he was. In weeks, the entire portfolio was properly held, every rate untouched.

FREQUENTLY ASKED QUESTIONS

My rental is in my living trust. Isn't that already protected?

No, not from liability. A trust avoids probate but is not a liability shield, and assets in it generally remain reachable by creditors.

Can I just move the property into an LLC myself?

You can deed it, but without lender consent you risk the due-on-sale clause. The safe way is to get written approval before the title moves.

Will this change my interest rate or force a refinance?

No, when done correctly. The loan stays in place at the same rate; only the name on the title changes.

Does the LLC get me off the hook for the mortgage?

No. You typically remain personally obligated on the note. The LLC contains the liability from owning and renting the property, not the loan obligation.

I have rentals in several states. Do I need a lawyer in each one?

You need someone who can handle all of them in a coordinated way. One attorney who knows each state and lender can move the whole portfolio efficiently.

Do I still need landlord insurance if the property is in an LLC?

Yes. The LLC and insurance work together, not as substitutes. You want both, coordinated.

Should each property have its own LLC?

Often, yes, especially across a portfolio, so a claim against one property is generally confined to that property alone.

When should I do this?

Ideally the moment the property becomes a rental. If it is already sitting exposed, the answer is now, before a claim.

REFERENCE

A GLOSSARY

DUE-ON-SALE CLAUSE. A mortgage provision letting the lender accelerate the loan if the property is transferred without consent.

ACCELERATION. A lender's demand that the entire loan balance be paid immediately.

REITITLING. Changing the name on the property's title, here into your LLC.

LLC. A limited liability company that, properly formed and maintained, contains the property's liabilities.

PREMISES LIABILITY. An owner's legal exposure for injuries occurring on the property.

LOAN SERVICER. The company managing the mortgage day to day; whose consent you obtain.

UMBRELLA POLICY. Added liability coverage above your underlying policies.

GARN-ST GERMAIN ACT. The federal law validating due-on-sale clauses; an LLC transfer is not a protected exception.

LENDER CONSENT. The lender's written approval of a title change, avoiding the due-on-sale trigger.

REVOCABLE LIVING TRUST. An estate-planning tool that avoids probate but provides no liability protection.

THE NOTE. The loan obligation; you generally remain personally responsible even after the LLC holds title.

COMMINGLING. Mixing the LLC's money with personal funds; can cost the LLC's liability protection.

GUARANTOR. The person remaining personally responsible for the loan; you remain the guarantor even after the LLC holds title.

TEN MYTHS THAT LEAVE ATHLETES EXPOSED

"It's in my trust, so it's protected." A trust protects against probate, not liability. A rental in it is fully exposed.

"I'd have to refinance to use an LLC." No. With lender consent, the loan stays in place at the same rate.

"My insurance is enough." Insurance has limits and exclusions. The LLC protects your personal assets beyond the policy.

"The LLC gets me off the mortgage." It does not. You remain obligated on the note.

"My name being on it is no big deal." Your name and net worth are public, which makes you a target.

"I can move it into an LLC myself; the law protects it." An LLC transfer is not a protected exception. Do it without consent and the loan can be called.

"Lenders never call the loan, so it's fine." Enforcement is not routine, but it happens. Consent removes the risk; hoping does not.

"The house looks the same, so nothing changed." Its legal character changed the day a tenant moved in.

"I'll deal with it if a claim ever comes." The fix protects against future claims only. Once one arises, it is too late.

"Putting all my rentals in one LLC is simplest." It exposes them all to a claim against any one. Separate entities isolate risk.

The thread through every myth is a failure to see the rental for what it has become: a business asset carrying commercial liability, still held as if it were a home.

WHAT TO DO NEXT

A CORRECTABLE MISMATCH, CLOSED IN ONE COORDINATED PROJECT

If you own a rental still in your name or trust: recognize the exposure; understand a trust is not the fix; plan to move title into a properly formed and maintained LLC; do not transfer without lender consent, and do not refinance unnecessarily; coordinate with the lender to retitle with the loan left in place; keep your landlord insurance and coordinate the tax side with your CPA; and, if you own rentals in several states, use one attorney to handle the whole portfolio.

Your house should not be a liability. Move the title, keep the rate, and put an entity between a tenant's lawsuit and everything you own. Handle it before a claim, ideally through someone who can take the whole portfolio off your plate.

/ WORKING WITH LEOPOLDUS LAW, APC

Leopoldus Law is a sports and entertainment firm. Sports clients only. No exceptions. We retitle athletes' rentals into properly structured LLCs, coordinating directly with lenders so the rate and terms are never disturbed, and we work on flat rates wherever the matter allows, because you should know the cost before you say yes.

If you would like a firm to retitle your rental into an LLC without disturbing your loan, we offer consultations to map your portfolio and ongoing coordination with your CPA and insurer. You can reach us anytime. Nights, weekends, and holidays are fine.

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Founder, Leopoldus Law, APC

Brandon Leopoldus umpired in professional baseball before he ever practiced law. Five leagues. Seven playoff series. Two All-Star games. One championship series. One infamous appearance on SportsCenter. That path, through the minor leagues and an Olympic family, is the lens he brings to every matter at Leopoldus Law, APC.

100+

ATHLETES ADVISED

25+

SPORTS

3

LEAGUES LAUNCHED

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PRO TEAMS

4

GOVERNING BODIES

Leopoldus Law retitles athletes' rental properties from their personal name or trust into properly structured LLCs, coordinating directly with lenders so the transfer does not trigger the due-on-sale clause and does not disturb the rate or terms, and handling the entity governance and multi-state coordination that an athlete's scattered real-estate portfolio requires.

His practice reaches the whole business of sport. He has served twice as Interim General Counsel for D.C. United of Major League Soccer, advised U.S. Olympic governing bodies, and helped develop and launch three startup leagues. He sits on the Board of Directors of the Sports Lawyers Association and teaches Sports Law as an adjunct professor at Loyola Law School in Los Angeles. His commentary has run in Sports Illustrated, ESPN, Teen Vogue, and The Daily Journal.

It traces back to watching his sister become the first Elite-level gymnast in Colorado, and to families he watched navigate the same pressures this guide addresses. He lives in Los Angeles with his dog Harvey, named for the Hall of Fame umpire Doug Harvey.

SOURCES & DISCLOSURES

ENDNOTES

1. General premises-liability and landlord principles (an owner who leases residential property owes duties of care to tenants and others and may be held liable for injuries occurring on the property; when title is held personally, such claims reach the owner's personal assets, whereas a properly formed and maintained entity that holds title generally confines them to the entity). State-specific; confirm the applicable state's law.
2. The revocable living trust distinction (a revocable living trust is an estate-planning and probate-avoidance tool, not a liability shield; because the settlor retains control, assets held in a revocable trust generally remain reachable by the settlor's creditors). Confirm the applicable state's law.
3. California Revised Uniform Limited Liability Company Act, Cal. Corp. Code § 17701.01 et seq. (and comparable state LLC statutes) (a member of a properly formed and maintained LLC is generally not personally liable for the LLC's obligations solely by reason of being a member; this depends on respecting the entity's separateness). Confirm the LLC statute of the property's state.
4. Garn-St Germain Depository Institutions Act of 1982, 12 U.S.C. § 1701j-3 (validating due-on-sale clauses, letting a lender accelerate a loan upon transfer of the property, while barring their enforcement in nine enumerated situations for residential real property of fewer than five dwelling units; a transfer into an LLC is NOT among the enumerated exceptions, and the living-trust exception at § 1701j-3(d)(8) applies only where the borrower remains a beneficiary and the transfer does not relate to occupancy rights). Confirm the current statute and implementing regulations.

DISCLOSURES

This guide has been prepared by Leopoldus Law, APC for educational purposes only. It is current as of mid-2026 and provides general information as of its publication date; it is not legal or tax advice for any particular situation, and it does not create an attorney-client relationship between the reader and Leopoldus Law, APC or any of its attorneys.

Mortgage, lending, property, landlord-tenant, and LLC law vary by state and by lender and change over time. Specifics stated here may have changed or may not fit your property, loan, or state. Whether a particular transfer triggers a due-on-sale clause, and how to obtain lender consent, depends on your loan documents and your servicer; confirm with counsel and coordinate with your lender, CPA, and insurer before you act.

Scenarios in this guide are composites. Facts are drawn from multiple matters and altered so that no client is identifiable. No result described here predicts or guarantees the outcome of any other matter.

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