HOME EQUITY LOANS VS. CASH-OUT REFINANCE CALCULATOR

Use this calculator to estimate which home equity option may work best for you.

This home equity loan vs. cash-out refinance calculator[1, 2, 3] uses information you provide and it also makes some assumptions about mortgage insurance, annual percentage rate (APR)[1] and other costs, which can be significant.

Loans | Closing Costs

The following fields are required.

Current mortgage

Original mortgage amount
$500,000

Original mortgage term
30 years

Original interest rate
5.000%

Year your mortgage began
2015

Remaining mortgage balance
$396,628

Monthly mortgage payment
$2,684
Include taxes and insurance

Estimated property value
$750,000

State
IL

County
DuPage

New loan

Amount to borrow
$75,000
You can take out up to $200,000

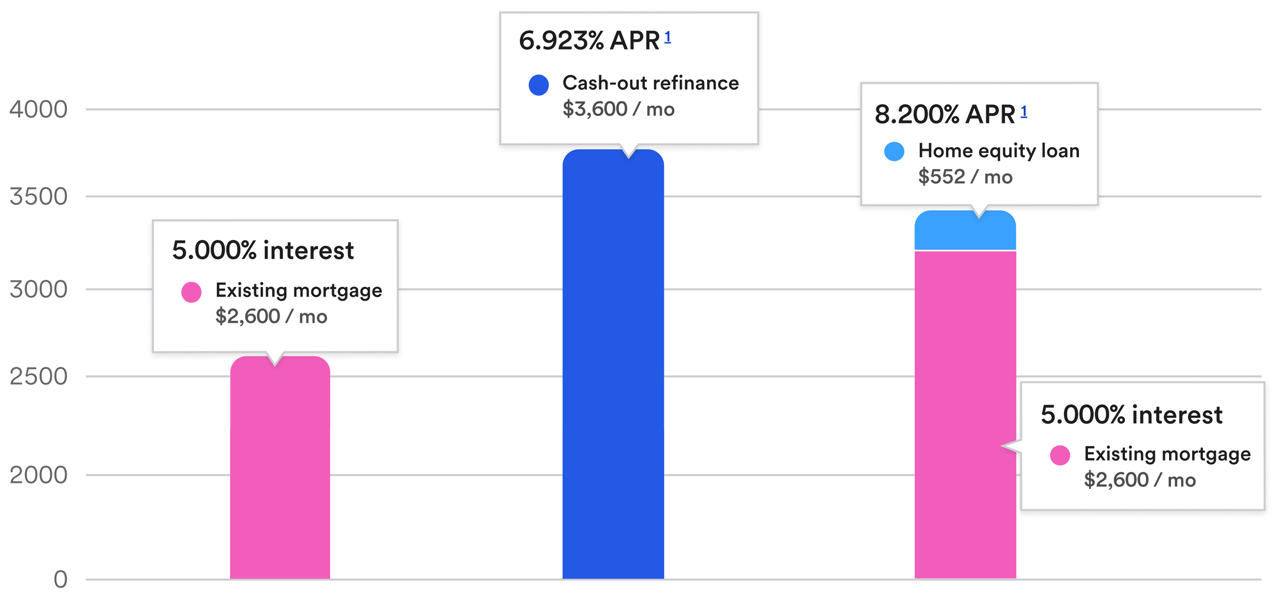
Home equity loan term
30 years

Cash-out refinance term
30 years

Update

Loan comparison results

MONTHLY PAYMENTS



Existing mortgage	Cash-out refinance[3]	Home equity loan[2] + existing mortgage
$2,684/mo	$2,496/mo	$3,336/mo
	Includes $14,885 closing costs	*No closing costs*

Existing mortgage · Cash-out refinance · Home equity loan

Ready to take the next step?

Start your refinance application

Prequalify for a home equity loan

Understand your home equity loan vs. cash-out refinance calculator results.

Once you enter your home and mortgage information, this calculator factors in interest rates and different fees and prices for your home's location. Your results are estimates meant to help you decide if a home equity loan or a cash-out refinance is a more cost-effective use of the equity in your home.

What are the differences between a home equity loan and a cash-out refinance?

Both home equity loans and cash-out refinances allow you to tap into the equity you've built up in your home, but they work in different ways and are better for different situations.

Home equity loan

A home equity loan lets you borrow a lump sum of money based on the equity in your home. It's a separate loan, so your current mortgage doesn't change.

Learn more about home equity loans ›

Cash-out refinance

With a cash-out refinance, you replace your existing mortgage with a new, larger one. You get the difference between the new loan and your current mortgage balance as cash.

Learn more about cash-out refinances ›

Another option: Home equity line of credit

If you're interested in using home equity but would prefer to take cash out over time, as you need it, a home equity line of credit (HELOC) might be right for you. HELOCs have variable rates and flexible repayment options. They also come with the option to lock in a fixed rate.

Learn more about home equity lines of credit ›

Find out more about home equity and refinancing.

Get to know your home equity options

Learn more about the differences between cash-out refinancing and home equity loans and lines.

See a side-by-side comparison ›

What is a cash-out refinance?

Here's what you need to know before deciding if cash-out refinancing is the right product for you.

Get more info on refinancing ›

TAKE THE NEXT STEP

Find a mortgage loan officer ›

Call 855-815-8894 ›