

WHAT THE Flood!

**Are you asking yourself W.T.F.?
We can help!**



A BETTER LIFE REALTY LLC
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Loan Options

(Contact us for more info & resource referrals)

1



203(H)

Designed for victims of natural disasters, the FHA 203(h) loan offers 100% financing to help individuals replace or repair homes damaged or destroyed in federally designated disaster areas. These loans are ideal for people who need swift financing to rebuild their lives after a disaster, and they come with lenient credit requirements and no down payment.

2



Bridge Loan

A bridge loan provides short-term financing, usually to help people "bridge" the gap between buying a new property and selling their current one. These loans typically come with higher interest rates and are designed for a few months, offering quick cash for buyers who need to close on a new home before their old one sells.

3



Heloc

A HELOC is a revolving line of credit that uses a homeowner's equity as collateral. It allows homeowners to borrow as needed, similar to a credit card, typically with a variable interest rate, and is often used for renovations, debt consolidation, or other expenses.

4



203(K)

The FHA 203(k) loan helps buyers finance both the purchase and renovation costs of a home. This is ideal for fixer-uppers, as it rolls renovation costs into a single loan with a low down payment requirement, simplifying the process and making it easier to revitalize an older home.

Disaster Relief

(Contact us for more info & resource referrals)

1



FEMA Payout

The Federal Emergency Management Agency (FEMA) offers financial assistance to eligible homeowners and renters for repairs, temporary housing, and other disaster-related expenses after a federally declared disaster. Individuals must apply directly to FEMA, and payouts are determined based on the severity of damage and individual needs, helping to alleviate immediate costs not covered by insurance.

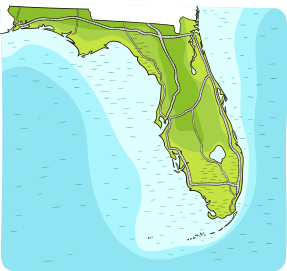
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Tax Adjustment

Pinellas County provides property tax relief for properties deemed uninhabitable due to disaster-related damage. This program allows homeowners to request a temporary reduction in property taxes, easing the financial burden on those who are unable to occupy or rent their property while repairs are underway.

3



State & Local Assistance

Additional disaster relief options in Pinellas, Pasco, Hillsborough, and Manatee County can include state-funded assistance programs, grants, and low-interest loans provided. Some local municipalities can also help with options to help individuals cover repairs, temporary housing, and other recovery costs, often filling gaps left by insurance and FEMA relief.

4



Business Relief

Local businesses affected by a disaster can access financial assistance through programs like SBA loans, emergency grants, and state and local relief funds. These programs aim to cover lost revenue, repair damages, and support ongoing operating expenses, enabling businesses to reopen quickly and minimize long-term economic impacts.

Rebuilding

(Contact us for more info & resource referrals)

1



FEMA Appraisal Value Adjustment

FEMA appraisals assess the damage to a property and estimate repair costs to determine eligibility for disaster assistance. This process is crucial for those seeking FEMA grants, as it helps confirm that the damage is disaster-related and not covered by insurance. Having accurate documentation and records of pre-disaster condition can streamline the appraisal process and ensure a fair assessment.

2



Lifting your Home

In flood-prone areas, elevating (or lifting) a house is a common mitigation technique that can reduce flood risk and, in some cases, lower flood insurance premiums. The process involves raising the home on a new foundation or piers, which requires careful planning, permits, and a contractor experienced in elevation projects. Lifting a home can be costly but is a long-term solution to protect against repeated flood damage.

3



Tips on Hiring Help

After a disaster, it's essential to hire reputable contractors to avoid scams or substandard work. Key tips include checking licenses, verifying insurance, asking for references, and reviewing past work. Consider working with local, established contractors and avoid those requesting large upfront payments. For FEMA-related repairs, ensure that the contractor is familiar with FEMA requirements and guidelines to avoid issues with reimbursement.

Fema 50% Rule

(Contact us for more info & resource referrals)

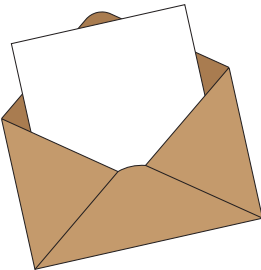
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Basic Explanation

The 50% Rule applies to properties with substantial damage. If repair costs are 50% or more of the property's market value before the damage, FEMA mandates that the property be brought up to current floodplain management standards. This often includes elevation, floodproofing, or even demolition in extreme cases, ensuring the property is safer and better protected in future disasters.

2



How to find your FEMA Letter

FEMA will send a letter after an inspection detailing whether your property qualifies as substantially damaged and what repair requirements may apply. This letter is essential for determining if you fall under the 50% Rule. You can access this letter by logging into your FEMA account online, visiting a FEMA Disaster Recovery Center, or contacting FEMA directly if you haven't received it.

3



City-Specific Guidelines

Some cities or counties in FEMA-regulated flood zones may have stricter guidelines or even a "cumulative" version of the 50% Rule, where multiple small repairs over time count toward the 50% limit. Check with local building or planning departments, as they often provide supplemental guidelines or may require additional permits and inspections.

Hurricane Prep

(Contact us for more info & resource referrals)

1



Flood Prevention

Flood prevention starts with assessing your property's flood risk and taking steps to reduce potential water damage. Elevate important appliances, such as the HVAC system and water heater, and consider installing flood vents, sump pumps, or barriers around entry points. For high-risk areas, sandbags and plastic sheeting can provide temporary protection, and more permanent solutions may include landscaping changes like grading or building flood walls.

2



Storm Prep

Preparing for a hurricane includes securing your home and creating an emergency kit. Install storm shutters or board up windows, secure outdoor furniture, and trim trees to prevent debris damage. Store essential documents in waterproof containers, and make sure you have enough food, water, medications, and batteries to last several days. Charging electronics and fuel-filling vehicles can also be vital if power and fuel are scarce post-storm.

3



Hurricane Checklist

A hurricane checklist keeps your family and home prepared for potential impact. Essentials include gathering a first-aid kit, cash, flashlights, batteries, and non-perishable food. Keep copies of important documents, a manual can opener, pet supplies, and hygiene items. Planning an evacuation route and identifying safe shelter areas within your home for those staying are also key, ensuring that every family member knows what to do if the storm intensifies.

Buying & Selling

(Contact us for more info & resource referrals)

1



Buying After the Storm

When buying before hurricane season, prioritize properties with strong storm protection features, such as impact-resistant windows, storm shutters, and elevated construction. Review the home's flood zone status and understand the implications for insurance requirements and premiums. Ask for information on the property's storm history, check the condition of the roof and drainage systems, and consider a flood or windstorm insurance quote to gauge long-term costs.

2



Selling After a Storm

To attract buyers during storm season, emphasize any hurricane-resistant upgrades, recent roof inspections, and preventive measures taken to protect the home. Sellers should ensure property maintenance is current, including clearing gutters and securing landscaping to reduce storm damage risks. It's also wise to provide information on the home's flood zone status, as well as transferable insurance policies, which can offer peace of mind to buyers.

3



Market Outlook

Real estate markets can be slower in storm-prone areas during hurricane season, as buyers may be more cautious. However, properties with strong storm readiness features tend to hold value and attract interest from buyers looking for long-term resilience. After a major storm, demand may increase as inventory shifts, but prices and availability can fluctuate depending on the extent of storm impact and recovery times.

Need help now?

(Contact us for more info & resource referrals)

If you have correctly entered your phone number and email address, you will automatically receive an email outlining the next steps. To proceed, simply reply to that email with the keyword “YES, I wouldlike help with _____” along with your flooded address and we’ll give you a call to discuss the unique situation and explore the personalized resources we can offer. Don’t wait—take the first step toward the support you need today!

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