



Get started

Fund your future with a HELOC¹.

Use your home's equity to finance everything from home renovations, wedding, college tuition or even consolidate your debt—all with a rate 2/3 lower than most credit cards².

Find my rate

Rates start at 6.60% APR, may be as much as 15.65% APR and are subject to change at any time. Advertised APR assumes a 0.25% autopay discount as well as payment of an origination fee in exchange for a reduced APR. Fixed rates with 1.99% origination fee and no discounts range between 8.35% and 15.65% APR and are subject to change at any time. Rate offers additional loan products which allow you to access the equity within your home. Please contact your loan officer to see which option is best suited for your financial needs.

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Consolidate debt and pay for home improvements FAST with our digital HELOC.³ Find my rate

5 minutes to apply. Money in your pocket in a few days. 4



Digital application

No paperwork, no hassles. Link your accounts and we'll handle your home equity line of credit. It's even easier via the Rate App.



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riaditional riceocs keep you guessing with their variable rates, our riceoc rate is locked in at closing!



No upfront costs

Get the funding you need fast without having to bring any money to closing.



Quick cash

Easy access to your funds from your checking account in days. A traditional HELOC takes 45-60 days. Ours? Only 5 to 10 days. 5

Fixed Rate HELOC

Traditional HELOCs keep you guessing with their variable rates, our HELOC rate is locked in at closing!

No upfront costs

Get the funding you need fast without having to bring any money to closing.

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Quick cash

Easy access to your funds from your checking account in days. A traditional HELOC takes 45-60 days. Ours? Only 5 to 10 days. 5

How our ridiculously fast HELOC compares:

A home equity line of credit from Rate comes with a reliable, fixed rate so your payments are always the same. There are other key benefits to choosing Rate as your HELOC lender, including:

Rate HELOC -	Traditional HELOC
Rate meluc	Iraditional meloc

Time to apply	5-10 minutes	45 minutes
Time to fund	5-10 days	45-60 days
Rate type	Fixed	Variable
Application	100% digital	Conventional
Minimum/ maximum loan	\$25k/\$400k ⁶	\$25k/\$1M
Draw period	2-5 years	10 years
Good for	Immediate use	Rainy day use

Rate HELOC - Traditional HELOC

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Good for	Immediate use	Rainy day use

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More options. More advantages.

100% digital application.

Apply in 5 minutes, get your money in as fast as 5 days.

Low monthly payments when you choose up to a 30-year term.

Rates 3/3 lower than most credit cards.

HELOCs are even easier via the Rate App.

Find my rate

Find my rate

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HELOC FAQs

What is a HELOC?

A home equity line of credit — or HELOC — is a revolving credit line that converts your home equity into funds you can spend on just about anything. Whereas other types of home equity loans offer a lump sum payment, a HELOC gives you a line of credit to pull money as needed.

Gaining access to an open line of credit can be preferable to lump sum loans in some scenarios — for instance, if you want to renovate your home but aren't sure how extensive the work will be or how much it will cost once completed. Taking out a traditional loan to cover all of your renovation expenses would be very tricky in that situation because you don't know how much money you'll need to get the job done. A HELOC gives you the option to take out cash at any time and in whatever increments you like. The maximum amount available to you for withdrawal is directly determined by the amount of equity you have in your home.

If you choose to apply for a HELOC loan, keep in mind that you are using your home as collateral and opening up a second mortgage on your property. That means you'll need to make two mortgage payments each month — one for your original mortgage and one for your HELOC loan. Also, that second mortgage will have interest rates that are likely variable and therefore may fluctuate significantly over the life of the loan, depending on a variety of market-based factors.

How much money can I borrow with a HELOC?

Your loan amount will be largely based on your home equity. In some cases, Rate may approve a HELOC with a combined loan-to-value (CLTV) ratio as high as 85%.

With a Rate HELOC, you can take out a line of credit for as much as \$400,000, depending on your eligibility qualifications.*

*Our loan amounts range from a minimum of \$25,000 to a maximum of \$400,000. For properties located in AK, the minimum loan amount is \$25,001. Your maximum loan amount may be lower than \$400,000 and will ultimately depend on your home value and equity at the

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How do I qualify for a HELOC loan?

When reviewing HELOC applications, Rate's underwriting team evaluates a few key factors:

- Credit score: 640 minimum
- Debt-to-income ratio: 50% maximum
- Combined loan-to-value ratio: 85% maximum
- Property types: single-family houses, townhomes and condos are all eligible

What can I use my HELOC funds on?

Once your line of credit is open, you're free to spend that money in a variety of ways. Some of the most common uses for a HELOC include:

- Consolidating high-interest debt like credit cards
- Covering major expenses like home renovations
- Paying for recurring costs like college tuition

How do I apply for a HELOC mortgage?

Applying for a HELOC with Rate is fast and easy. Our 100% digital application process can be completed within 10 minutes. If approved, you can expect to receive your funds as soon as five days from loan approval.

Head over to our digital application to get started on your HELOC loan today.

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Helpful HELOC articles

View all HELOC articles



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Read IIIOIE



7 best uses for a home equity line of credit

If you've got something on your homeowner to-do list, you can use a HELOC for it. Learn some of the best uses for your home equity line of credit.

Read more



Rate HELOC: Fast, convenient, and digital

Today, more and more people are recognizing the incredible value of tapping into the surging value within their homes.

Read more



HELOC frequently asked questions

Do you have questions about a home equity line of credit? We've got answers. Learn about HELOCs from Rate.

Read more

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ioan amount fininas the origination reel will be 100% arawn at the time of origination. The initial amount funded at origination will be based on a fixed rate; however, this product contains an additional draw feature. As the borrower repays the balance on the line, the borrower may make additional draws during the draw period. If the borrower elects to make an additional draw, the interest rate for that draw will be set as of the date of the draw and will be based on an Index, which is the Prime Rate published in the Wall Street Journal for the calendar month preceding the date of the additional draw, plus a fixed margin. Accordingly, the fixed rate for any additional draw may be higher than the fixed rate for the initial draw. This product is currently not offered in the states of New York, Kentucky, West Virginia, Delaware and Maryland. The HELOC requires you to pledge your home as collateral, and you could lose your home if you fail to repay. Borrowers must meet minimum lender requirements in order to be eligible for financing. Available for primary, second homes and investment properties only. Dependent on minimum credit score and debt-toincome requirements. Occupancy status, lien position and credit score are all factors to determine your rate and max available loan amount. Not all applicants will be approved. Applicants subject to credit and underwriting approval. Contact Rate for more information and to discuss your individual circumstances. Restrictions Apply.

²Source: Average credit card interest rate is 24.72% (Forbes) vs. our HELOC starts at 6.60% (subject to change) – which is 64% lower.

³During Rate's Digital HELOC process, the borrower and/or Rate may need to communicate or facilitate the origination and closing of the borrower's HELOC using non-digital methods, including but not limited to telephone or letter. There may be instances, due to borrower preference, applicable law, or other reasons, in which HELOC closing must occur in person. Additionally, Rate makes no representations and cannot guarantee that borrower's HELOC will be serviced by a servicer that maintains an entirely digital process.

⁴Approval may be granted in five minutes but may be subject to verification of income and employment. Five business day funding timeline assumes closing the loan with our remote online notary. Funding timelines may be longer for loans secured by properties located in counties that do not permit recording of e-signatures or that otherwise require an in-person closing. In addition, funding timelines may be longer if we cannot readily verify that your property is in at least average condition with no adverse external factors with a property condition report and may need to order a desktop appraisal to confirm the value of your property.

⁵Source: Curinos Home Equity and Retail First Mortgage Originations Consortiums

⁶Our loan amounts range from a minimum of \$25,000 to a maximum of \$400,000. For properties located in AK, the minimum loan amount is \$25,001. Your maximum loan amount may be lower than \$400,000 and will ultimately depend on your home value and equity at the time of application. We determine home value and resulting equity through independent data sources and automated valuation models.

For Rate Home Equity Line, our APRs can be as low as 6.60% for the most creditworthy applicants and will be higher for other applicants, depending on credit profile and subject to applicable law.

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(APR) of 6.60%. The total loan amount would be \$52,495. Alternatively, a borrower with the same credit profile who pays a 3.99% origination fee would have an APR of 6.90% and a total loan amount of \$51,995. Your actual rate will depend on many factors such as your credit, combined loan to value ratio, loan term, occupancy status, and whether you are eligible for and choose to pay an origination fee in exchange for a lower rate. Advertised rates and terms are current as of 6/13/2025 and are subject to change without notice. In addition to paying the origination fee in exchange for a reduced rate, the advertised rates include a discount of 0.25% for enrolling in autopay.

You may also be responsible for paying the costs of valuation if an AVM is not available for your property (\$180), manual notarization if your county doesn't permit eNotary (\$350), and recording fees (\$0 - \$315) and recording taxes, which vary by state and county (\$0-\$1,400 per one hundred thousand dollars borrowed). Property insurance is required as a condition on a 1st lien loan and flood insurance may be required if your property is located in a flood zone.

For more information about HELOCs, click here

Your mortgage	Rate
Sign in to your account	About us
Pay your mortgage	Core values
Contact us	Leadership
Mortgage assistance	Partner with us
	Press
	Our Foundation

Careers	Websites
Loan officers	Rate Insurance*
Operations	Owning
Tech	Advocus Title
All open positions	

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Delaware Licensed Loan Officers | Texas Consumers: How to file a complaint | Do Not Sell or Share My Personal Information and/or Limit the Use of My Sensitive Personal Information

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2240 IV. Naveliswood Chicago, il ooois

Operating as Guaranteed Rate, Inc. in New York.

The company name, Guaranteed Rate, should not suggest to a consumer that Guaranteed Rate provides an interest rate guaranteed prior to an interest lock.

Ben Cohen NMLS ID:217528; KY - MC421384, IA - 32357, VA - MLO-38024VA, OR - Licensed, WY - 7559, SC - MLO - 217528, CT - LO-217528, FL - LO51957, GA - 41817, NE - Licensed, ME - Licensed, MT - 217528, WI - 217528, TN - 153778, WV - LO-36442, VT - VT217528, ND - NDMLO217528, DE - MLO-217528, IN - 23968, AR - 114994, NH - Licensed, AL - 70606, MA - MLO217528, PA - 66272, LA - Licensed, OK - MLO17665, MS - 217528, TX - Licensed, UT - 10882513, CO - 100511679, NM - Licensed, SD - 217528.MLO, NY - Licensed, RI - Licensed, NJ - Licensed, MO - 19357-MLO, ID - MLO-242528, AZ - 0946853, AK - AK217528, HI - HI-217528, MI - 217528, NV - 62220, KS - LO.0038025, MD - 217528, MN - MN-MLO-217528, CA - CA-DBO217528, OH - MLO.057212.000, DC - MLO217528, NC - I-180439, IL - 031.0004101, WA - MLO-217528

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