

# Home Equity Loans

## Flexible HELOC & Loan Solution

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## Your One & Only

Get the security of a fixed-rate home equity loan and HELOC flexibility in one.

Home Equity Flex from Rollstone Bank & Trust combines the security of a fixed-rate home equity loan with the flexibility of a home equity line of credit (HELOC)-in one simple application-so you can use your home's equity for just about anything.

Plus, you'll save with super low rates, no closing costs, and no application fee! [Check our rates](#) and then [apply now](#) or [contact us](#) to learn more.

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## HELOC/Home Equity Line of Credit

Home Equity Flex gives you all the flexibility of a home equity line of credit as well as the fixed rate and security of a home equity loan in one. Lock a portion of your home equity into a low, fixed rate and keep the remaining available credit flexible at a low variable rate-all with just one

application.

Because it's part HELOC, you can:

- Access it whenever you need
- Have interest-only payments

But unlike most other HELOCs, with Home Equity Flex you fix a portion of it whenever you want!

- Fixed monthly payments
- Fixed terms up to 15 years
- No fees for conversion
- No closing costs
- Flexibility of maintaining up to three fixed-rate equity loans at once

Best of all, you can use the money for just about anything:

- Home repairs
- Debt consolidation
- Vacation
- Tuition
- Unexpected expenses

## FAQs

### What is a home equity loan?

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A home equity loan allows you to borrow against the equity in your home. How much you can borrow is based on the difference between your home's current market value and mortgage balance. Home equity loans tend to have a fixed rate, so you'll know exactly what your monthly payments will be over time.

# What is a home equity line of credit?

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A home equity line of credit is another way you can borrow against the equity you have in your home. Like a home equity loan, how much you can borrow is based on the difference between your home's current market value and your mortgage balance. But this is a revolving line of credit that enables you to access-and pay interest on-only the money that you use (rather than the entire amount you borrow). And as you repay that money, you can use it again for other expenses. Home equity lines tend to have a variable rate, which may change based on market conditions.

Our Home Equity Flex line gives you the convenient access and interest-only payments of a traditional HELOC along with the ability to fix a portion of what you borrow so you get the benefit of a fixed-rate home equity loan, too.

# How does a home equity loan work?

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A home equity loan, also known as a second mortgage, allows you to borrow against the equity in your home and use what you borrow for virtually any purpose-from consolidating debt and improving your home to paying for college or even a car. With a home equity loan, you receive the money in one lump sum and pay it back monthly. Both the interest rate and monthly payments are fixed for added peace of mind. Plus, the interest you pay may be tax deductible. (Consult your tax adviser.)

# HELOC versus home equity loan?

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Both enable you to borrow against your home's equity; the main differences between the two boils down to how you access the funds and the interest you pay on what you borrow. A HELOC is a revolving line of credit: You access your line (usually via check or electronically) and then pay interest only on what you use. That interest is usually a variable rate. With a home equity loan, you'll get your money in one lump sum and pay a fixed rate of interest. In general, a HELOC may be the right choice if you anticipate several major expenses over a period of time-and are comfortable with a potentially changing interest rate-while a home equity loan may be better if you need all your money at once and prefer the security of a fixed interest rate.

## Apply for a Home Equity Flex

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At Rollstone, we make it easy to apply: Complete your [application online](#) now within minutes, visit your [local branch](#) or [contact us](#) to learn more.

## HELOC Rates

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Our Home Equity Flex comes with [great rates](#)-and the option to lock all or a portion of it in at a low fixed rate-as well as no closing costs or application fees, so you'll save now and

later.

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