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THE PHYSICIAN GUIDE

Physicians Moving to San Diego

Physician loans, hospital commutes and buying a home during training or as a new attending.

Jonathan Fisher · DRE# 02002627
(619) 754-5179 · jonathan@fearlessrealty.com · fearlessrealty.com

A LETTER FROM JONATHAN

Physicians Moving to San Diego

Medicine brings you to San Diego. Home is what keeps you here. Whether you are matching into residency, starting a fellowship or signing your first attending contract, buying a home can feel out of reach with student loans and a short credit history.

Physician loans were built for exactly this. This guide explains how they work, where doctors live in San Diego and how to buy on a tight training schedule.

Jonathan Fisher & The Fearless Realty Team

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01

How physician loans work

A physician loan, also called a doctor loan, is a mortgage program offered by certain banks and lenders for medical professionals. There is no federal standard, so terms vary by lender.

- Low or no down payment, often 0% to 10% depending on the loan amount
- No private mortgage insurance, even with less than 20% down
- More flexible treatment of student loans when calculating debt to income
- A signed employment contract can often be used to qualify before you start
- Higher loan amounts than many conventional programs

> Who qualifies varies by lender. Many include MDs and DOs, and some include dentists, residents, fellows and other medical professionals.

02

Physician loan or conventional?

SITUATION	USUALLY A BETTER FIT
Less than 20% down and high student debt	Physician loan
Starting a new contract in the next few months	Physician loan
20% or more down and low debt	Compare both; conventional may price lower
Eligible for VA benefits	Compare a VA loan too

Physician loan rates are not always the lowest. The value comes from keeping cash free and skipping mortgage insurance. We connect you with lenders who specialize in physician loans so you can compare real quotes.

03

What lenders will ask for

- ☐ Signed employment contract or offer letter
- ☐ Medical license or proof of residency or fellowship
- ☐ Student loan statements showing balance and repayment plan
- ☐ Recent bank statements
- ☐ Photo ID
- ☐ Prior year tax returns, if available

04

Where San Diego doctors live

Pick your home around your hospital and your call schedule. A short commute matters more on a 28 hour call day.

HOSPITAL AREA	NEIGHBORHOODS TO CONSIDER
Chula Vista (Sharp Chula Vista, Scripps Mercy Chula Vista)	Otay Ranch, Eastlake, Rolling Hills Ranch, Bonita
Hillcrest and central (UC San Diego Health Hillcrest, Scripps Mercy)	Mission Hills, North Park, South Park, Kensington
La Jolla and Kearny Mesa (UC San Diego Health La Jolla, Scripps La Jolla, Sharp Memorial, Rady Children's, Kaiser)	University City, Clairemont, Scripps Ranch, Carmel Valley
Naval Medical Center San Diego	South Park, Golden Hill, Coronado, Chula Vista
North County (Palomar, Tri City, Scripps Encinitas)	Carlsbad, San Marcos, Escondido, Encinitas

05

Buying on a training schedule

01 **GET PRE APPROVED EARLY**

As soon as you have a contract or match, so you know your budget.

02 **VIDEO STRATEGY CALL**

We fit our calls around your schedule, early mornings and evenings included.

03 **TOUR EFFICIENTLY**

One focused scouting trip or live video tours.

04 **CLOSE AROUND YOUR START DATE**

We time escrow so you can move in before day one.

> Many physician programs let you close up to a few months before your contract start date. Confirm the window with your lender.

06

Smart money moves for new physicians

- Buy a home that fits your training income, not your future attending income
- Keep an emergency fund after closing
- Ask your lender how your student loan repayment plan affects qualifying
- Talk to a financial planner about loan forgiveness programs before you commit

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NEXT STEP

Let's talk about your move.

Every guide ends the same way: with a real conversation. Call or text us and we will build a plan around your timeline, your budget and your goals. No pressure, no obligation.

Jonathan Fisher

(619) 754-5179

jonathan@fearlessrealty.com

fearlessrealty.com · @jonathanfisher.sd

232 Third Ave, Chula Vista, CA 91910

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