



The Physician Mortgage Guide

How physicians can buy a home — even with large student loans, limited savings, a new employment contract, or a relocation in progress.

→ Large Student Loans

\$200K–\$400K+ in medical school debt shouldn't block homeownership.

→ Limited Down–Payment Savings

Years of training leave little time to accumulate cash reserves.

→ New Employment

An offer letter — not yet a paycheck — is often all you have.

→ Relocating Before Day One

Closing on a home before your first paycheck is a real challenge — physician loans address it.

[Explore Your Physician Mortgage Options](#)

Why Physician Loans Exist

Traditional mortgage programs were built around conventional financial profiles — steady employment history, minimal debt, and substantial savings. Physicians rarely fit that mold, not because of poor financial habits, but because of the unique trajectory of a medical career.

The Physician Financial Profile

- \$200K–\$400K+ in student loan debt
- High future earning potential, limited current savings
- New or upcoming employment contract
- Residency or fellowship-level income
- 1099, locum, or part-time income structures

The Solution

Physician mortgage programs were specifically engineered around the realities of medical training and early career transitions. They recognize that a physician's **future income trajectory** — not just their current balance sheet — is the most accurate indicator of financial strength.

- ❏ Physician mortgages are designed around the unique financial profile of doctors — not the outdated assumptions of conventional lending.

Key Benefits of Physician Mortgages

These programs offer structural advantages that directly address the financial realities of physicians at every stage of their career.



Low or No Down Payment

Many programs offer **0–10% down**, allowing physicians to preserve capital and close without years of aggressive saving.



No PMI Required

Private mortgage insurance — typically required below 20% down — is **frequently waived**, reducing monthly payments significantly.



Student Loan Flexibility

Some lenders apply specialized calculations to medical school debt, potentially **reducing its impact** on your debt-to-income ratio.



Contract-Based Qualification

Many programs allow physicians to qualify using an **employment offer letter**, even before the first paycheck arrives.

Terms, eligibility, and program availability vary by lender. Always compare multiple options before making a decision.

Physician vs. Conventional Mortgage

The differences go far beyond interest rates. When evaluating financing options, physicians should examine cash required at closing, monthly obligations, PMI exposure, and how student debt is treated.

Factor	Conventional Loan	Physician Loan
Down Payment	Often 5–20% required	Potentially 0–10%
Private Mortgage Insurance	Required below 20% down	Frequently waived
Student Loan Treatment	Standard DTI calculation	Specialized treatment possible
New Employment	Can be difficult to underwrite	Offer letter may qualify
High Loan Amounts	Jumbo requirements apply	Physician-specific options available

❏ Don't just compare rates. Compare cash required at closing, monthly payment, PMI costs, and total cost of ownership over time.

Built for Relocating Physicians

Whether you're finishing residency, transitioning to a fellowship, or accepting your first attending position across the country — physician mortgages are structured around your timeline, not a traditional lender's checklist.



**Accept
Position**



**Get
Prequalified**



Find Home



**Close
Property**



Move In

This financing path is designed to align with the physician relocation timeline — allowing you to close on a home before your first day on the job.

Finishing Residents

Transitioning out of training into your first physician role.

Fellows

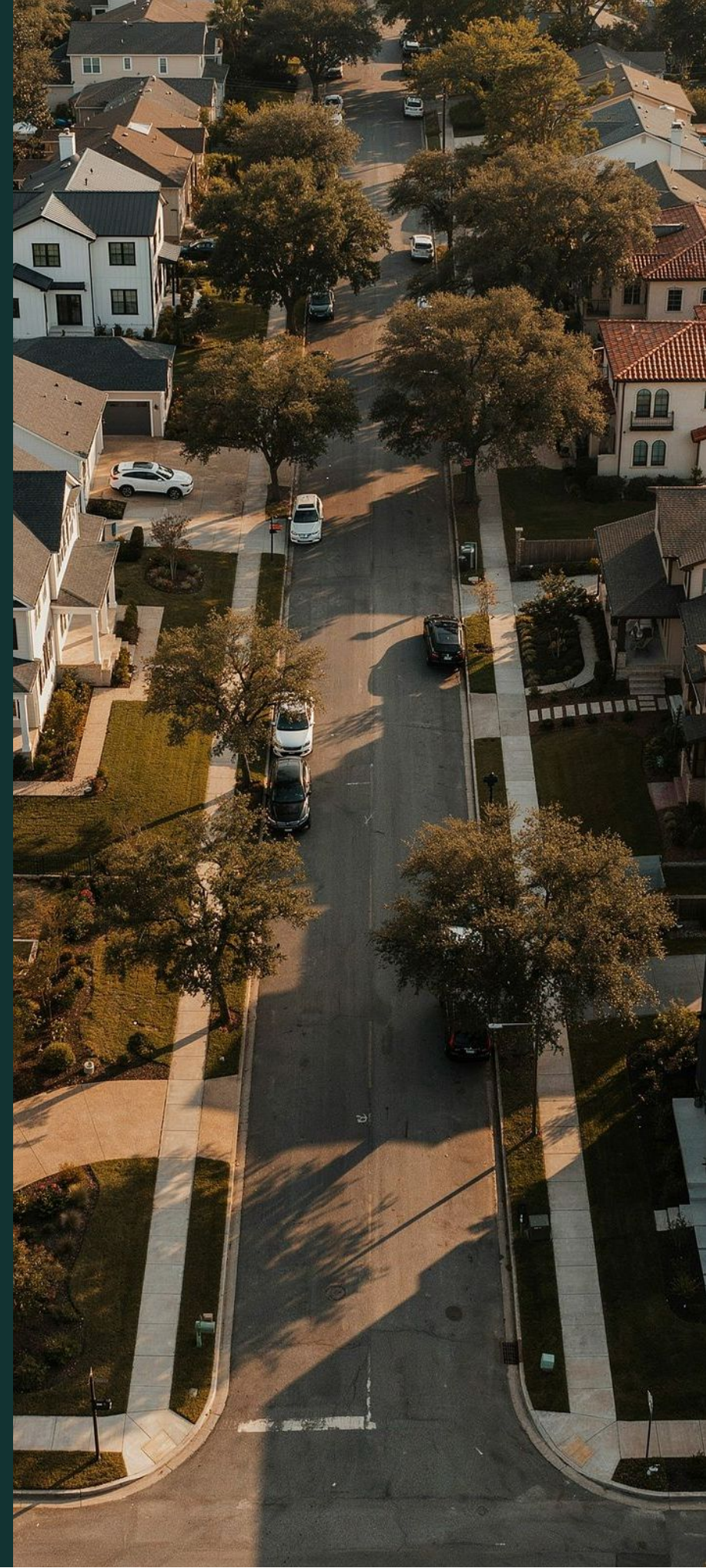
Moving for specialized training programs across the country.

New Attendings

Starting your first full-time attending position.

Relocating Physicians

Changing hospitals, health systems, or practice settings.



Should You Use a Physician Loan?

Physician mortgages offer real advantages — but they aren't the right fit for every situation. Understanding when they make the most sense is the first step toward making a confident decision.

A Physician Mortgage May Make Sense If:

- You want to preserve cash and liquidity
- You carry substantial student loan debt
- Your new position hasn't officially started
- You're relocating and need to close quickly
- You prefer not to put 20% down at closing

When Conventional May Be Stronger

If you have substantial savings, low debt, and an established employment history, a conventional mortgage may offer a more competitive interest rate or better overall loan terms. The right answer depends on your complete financial picture.

📌 Always compare both options — physician and conventional — before making your final decision.

Your Physician Relocation Team

Buying a home involves far more than securing financing. Doctor Relocators brings together the specialized resources physicians need to navigate a high-stakes real estate transaction — often under significant time pressure and from a different city or state.



Physician Mortgage Resources

Access to physician-specific lending information to evaluate your best financing path.



Physician-Experienced Agents

Real estate professionals who understand the urgency, income structure, and timeline of physician buyers.



Local Market Expertise

On-the-ground knowledge of neighborhoods, hospital proximity, and housing inventory in your destination city.



Relocation Support

End-to-end guidance from offer acceptance to closing — coordinated around your move date.



How It Works

Our process is straightforward, efficient, and built around the physician relocation experience. From your first conversation to closing day, every step is designed to reduce friction and give you clarity.

1

Tell Us Where You're Moving

Share your destination city, hospital or health system, target timeline, and housing goals. The more we know, the better we can match you.

2

Explore Your Financing Options

Understand the key differences between physician mortgage programs and conventional financing — including rates, cash required, and qualifying criteria.

3

Get Matched With an Expert

Connect with a physician-experienced real estate professional who knows your market and understands the physician buyer's unique needs.

4

Find, Finance & Close

Search for your ideal home, negotiate with confidence, finalize your financing, and close — on a timeline that works for your move.

Moving for Medicine?

Whether you're starting residency, entering fellowship, stepping into your first attending role, or pursuing your next career opportunity — the physician home buying process doesn't have to be overwhelming. Doctor Relocators is here to simplify every step of the journey.

Residents & Fellows

Navigate the home buying process before your training program begins.

New Attendings

Close on your home before your first day at your new hospital.

Relocating Physicians

Move with confidence — wherever medicine takes you next.

Start Your Physician Relocation — Doctor Relocators

Mortgage information presented is educational only. Programs, rates, eligibility, and underwriting requirements vary by lender and individual borrower profile. Consult a licensed mortgage professional for personalized guidance.