



# what is an ADU

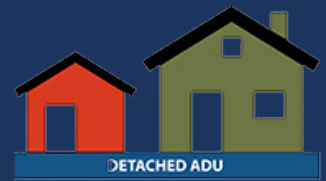
## and how is it impacting the real estate market?

Do you have a decent-sized garage? Are you looking for extra rental income? Well, look no more! There is a growing trend to convert garages into accessory dwelling units to rent.

With an FHA 203k or Conventional renovation, you can finance the construction of the ADU, whether it's Purchasing + adding the ADU or refinancing a property and adding an ADU.

An ADU is a smaller, independent residential dwelling unit on the same lot as a detached single-family home. ADUs may be converted portions of existing homes, additions to new or existing houses, or new or altered stand-alone "accessory" structures.

ADUs offer an alternative to traditional residential housing in terms of rentals and options for seniors to stay near family as they age.



DETACHED ADU



ATTACHED ADU



ATTACHED (ABOVE GARAGE) ADU



INTERIOR (UPPER FLOOR) ADU



INTERIOR (CONVERTED GARAGE) ADU



INTERIOR (BASEMENT) ADU

**First Community Mortgage has flexible financing for your ADU project.**



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