



The 2-4 unit house hack starter guide

Live in one unit, rent the others, and let your building help with the bills

House hacking means buying a 2-4 unit property, living in one unit, and renting out the others. Because you'll live there, owner-occupant loan programs may be an option, some with lower down payments than investment loans. Whether you qualify, and how much rental income a lender will count, is up to the lender. Verify locally.

Step 1: get your numbers clear

- ☐ Talk to a lender about owner-occupied 2-4 unit options and what down payment and reserves they require.
- ☐ Ask how much projected rent the lender will count toward qualifying.
- ☐ Ask about down payment assistance programs that allow 2-4 units (verify locally).

Step 2: run the property

Monthly	Estimate
Rent from the units you won't live in	
Minus vacancy and repairs reserve	
Mortgage payment (principal and interest)	
Taxes and insurance	
Utilities you pay as the owner	
Capital expenses (roof, HVAC) reserve	
Your monthly cost to live there	

Compare that number with what you pay in rent now. Use local rent comps, not hopes.

Step 3: inspect like a landlord

- ☐ Separate meters? Who pays which utilities?
- ☐ The age of the roof, HVAC, water heaters, and electrical.
- ☐ Are the units legal and permitted? Check with the city (verify locally).
- ☐ Current leases, rents, deposits, and tenant history if it's occupied.
- ☐ Parking, laundry, and storage for each unit.

Step 4: be a good landlord from day one

Learn your state's landlord-tenant and fair housing rules. Screen every applicant the same way, with written criteria. Keep reserves. Consider a property manager if you'd rather not self-manage.

Your next step

Get the Investor Vault (\$47) at stan.store/Theprettygirlinvestor, or work with Tierra to find a 2-4 unit property in NC: tierra-intake-forms.vercel.app/investor.html.

Book a call. <https://calendly.com/tierranoird/real-estate-consultation>

Ready to buy, sell, build or invest? Let's make it happen. — Tierra

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