



## HOW READY IS TITLE FOR CRYPTOCURRENCY?

Cryptocurrency has been infiltrating the world of consumerism since the introduction of Bitcoin in 2008, and today, the opportunities for using cryptocurrency in real estate transactions are growing.

For now, what homebuyers who have dabbled in cryptocurrency should know is that some lenders will allow you to use those assets as part of your down payment when applying for financing, if certain conditions are met. Primarily, under the rules of Fannie Mae and Freddie Mac, which both purchase mortgages from lenders on the secondary market, Bitcoin and similar currencies must be converted to cash, which must then be parked in a bank account for at least two months to be counted as fungible funds.

Meanwhile, on the open market, some sellers will agree to sell their property solely for Bitcoin, while others may agree to a sale for a payment split between Bitcoin and traditional money. Higher-end property listings tend to have the most success with this approach, as wealthier buyers are more likely to deal in cryptocurrency - and real estate is a good way for anyone rich in cryptocurrency to convert these digital finances into tangible assets.



**Trident Land Transfer**  
610-889-7660  
431 W. Lancaster Ave  
Devon PA 19333