



# NEWMARK REAL ESTATE GROUP

MAY 2025

## WELCOME TO OUR *Monthly Newsletter*



### Unlocking Affordable Homeownership: The Power of Loan Assumptions

As mortgage rates in 2025 hover around 6.5%, many prospective homebuyers are seeking creative financing solutions. One such strategy gaining traction is the loan assumption, allowing buyers to take over a seller's existing mortgage—often at a significantly lower interest rate.



#### What Is a Loan Assumption?

A loan assumption enables a buyer to step into the seller's mortgage, maintaining the original loan's terms, including its interest rate and repayment schedule. This approach can be particularly advantageous when the existing mortgage has a lower rate than current market offerings.

#### Benefits of Loan Assumptions

- **Lower Interest Rates:** Assuming a mortgage with a lower rate can lead to substantial savings over the loan's life.
- **Reduced Closing Costs:** Loan assumptions often come with lower closing costs compared to new mortgages.
- **Simplified Financing:** By taking over an existing loan, buyers may bypass some of the complexities associated with securing a new mortgage.

#### Real-World Example

A recent article from Business Insider highlights how buyers are leveraging loan assumptions to secure more affordable financing.

[Read the full article here](#)

### In this newsletter

We're sharing exciting updates around Ocala—get ready for a star-studded music festival, stay informed about a local boil water notice, and enjoy free live music events happening all month long!



# Dates to Remember

- Mother's Day (May 11th or 12th)  
– Celebrate the incredible women in your life.
- Memorial Day (May 27th) – A moment to honor and reflect.
- Mental Health Awareness Month – Take time for self-care and check in on those around you.



## **LEVITT AMP OCALA MUSIC SERIES**

The Levitt AMP Ocala Music Series continues every Friday through May 16, 2025, at Webb Field. This free, family-friendly event features live music performances, food trucks, and activities, fostering community engagement and cultural enrichment.

### **Levitt AMP Ocala – Public Art Project**

The City of Ocala in partnership with, Dr. Martin Luther King Jr. Commemorative Commission, Juneteenth Celebration Committee, and Marion Cultural Alliance (MCA) is excited to be working on the 2025 Levitt AMP Ocala Music Series. This will be our 9th year celebrating the series.

[See full article on website](#)

## **Major Music Festival: Rock the Country Returns to Ocala**

On May 9–10, 2025, Ocala will host the Rock the Country music festival at the Florida Horse Park. This two-day event features headliners Kid Rock and Nickelback, along with artists like Hank Williams Jr., Tracy Lawrence, Jo Dee Messina, and more. The festival is expected to draw over 60,000 attendees and generate an estimated \$9.1 million in economic impact for Marion County. Additionally, the event includes a “Hometown Hero” campaign to honor local community members and supports the Folds of Honor foundation, which provides scholarships to families of fallen or disabled service members.

## **PUBLIC HEALTH ALERT: BOIL WATER NOTICE ISSUED**

As of May 5, 2025, a boil water notice is in effect for parts of northeast Ocala due to a water main break. Residents between NE 23rd St. and NE 14th St., west of NE 30th Ave., and east of NE 22nd Ave. are advised to boil water for at least one minute before use. The notice will remain until tests confirm the water is safe to drink.

[\*\*SEE FULL CASE STUDY\*\*](#)



## DRESSAGE COMPETITIONS AT WORLD EQUESTRIAN CENTER

The 2025 dressage competition calendar, sponsored by Hampton Green Farms at World Equestrian Center – Ocala (WEC), has been confirmed with all seven Fédération Equestre International (FEI)–rated events approved. The year will include shows in all but one month, allowing dressage riders and horses to compete and improve throughout the year with climate-controlled environments for stabling and riding no matter what kind of weather.

The 2025 slate of FEI–rated competitions, which run alongside national US Equestrian (USEF)/United States Dressage Federation (USDF) shows, will include four CDI3\* shows and two CDI4\* events in the first half of the year followed by FEI Dressage World Cup™ qualifier in December. Each event will also provide qualifying opportunities for the Great American Insurance Group/USDF Region 3 Dressage Championships. The August shows will also be qualifiers for the 2026 FEI North American Youth Championships

[EXPLORE NOW!](#)

### Featured in This Newsletter

#### **MAY IN OCALA: MUSIC, MILESTONES & MORE!**

From elegant dressage events and free outdoor concerts to a public health update, a star-studded music festival and Mother's Day celebrations—discover what's happening around Ocala this May!

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