

Equity Decision

Every option for the equity you have, including leaving it alone.

Option	Debt change	Liquidity change	Cash-flow change	Main new risk	Reversible?	Exit
Do nothing						
Pay down debt						
Pay off the mortgage						
Build cash reserves						
Establish a HELOC (undrawn)						
Fixed home-equity loan						
Cash-out refinance						
Buy another property						
Diversify outside real estate						
Fund a business						
Help family						
Move or downsize						

The first row has to stay on the list, with its own risk entry filled in. Do not score the options numerically unless the weights genuinely represent your priorities.