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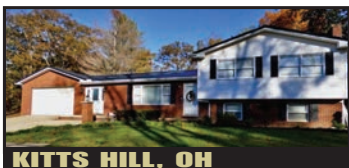
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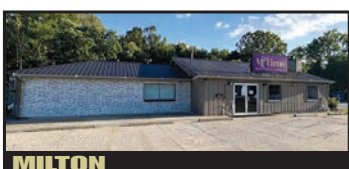
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**1591 Ritter Blvd - \$199,500**  
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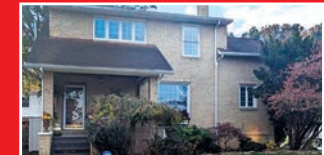
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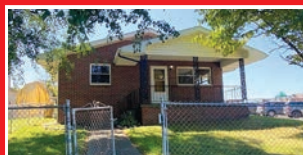
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# HOMESWISE

Real Estate Tips and Advice

## Set a House-Hunting Budget

When buying a home, you must adhere to a strict price point and budget.

Especially if you are financing, the term of the loan is likely for many years.

A lot can happen to impact your financial security, so make sure you buy a home that gives you room for saving and preparing for emergencies, without affecting your quality of life.

A great place to start when determining your budget is to be pre-approved for a mortgage. Make an appointment with your financial experts to discover how much money they will lend you, interest fees and information on taxes. This should be done before you begin hitting open houses or hiring a Realtor to find potential properties.

When you're pre-approved, you increase buying power during negotiations and can plan a financial strategy that makes sense.

### PLAN TO OVERPAY

To become familiar with how your monthly payments are related to the size of the loan, you should understand mortgage amortization. Essentially, it is the reduction of debt by regular payments of interest and principal sufficient to pay off the balance.

When choosing a fixed mortgage, your payment won't change. However, how your payments are applied does



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change — from more interest at the beginning, to more principal later in the life of the loan. When you only make your minimum payment, it's hard to have much of an impact on the bottom line.

When creating your budget, make sure the monthly payment allows you room to apply

additional funds each month, so you can make a difference to the principal balance, early on.

### STAY AHEAD IN ESCROW

You probably have considered wrapping all your monthly housing-related payments into an escrow account. This service offers the convenience of your

lender paying the premiums for homeowner's insurance and property taxes. When using escrow, your fixed mortgage becomes a bit more difficult, sometimes leading to surprising increases.

That's because in many states, property taxes are reassessed annually and trend

upward to accommodate new construction projects, schools or county or local services. Your insurance premium also can rise due to new policy options or claim history.

Your bank is required to cover the extra funds and increase your monthly payment. It's a good idea to stay in contact with your lender regarding shifts in policies so you're not caught off guard with an increase.

Your budget should allow you to cushion your account in case of price changes, which otherwise could cause you to be unable to afford the payment.

### CONSIDERATIONS

If you're moving into a bigger home, you'll need to account for higher heating and air bills and water obligations. Entertainment services may not be as easily accessible if you're moving to a desolate area where high-speed internet isn't available.

Make sure your budget can handle additional expenses for higher costs for specialty services.

When developing a budget for a home, you also should consider having enough left over to contribute to a savings and emergency fund. As a homeowner, you will be solely responsible for making repairs and upgrading failing appliances.





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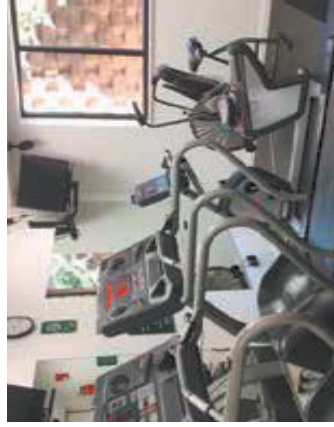
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# Simple Tips To Improve Your Status With Mortgage Lenders

Owning a home is a dream shared by millions of people. Investing in property that can be owned within 15 to 30 years of closing on the home makes more financial sense to many than continuing to rent and having little to show for it over time. The first step to take when planning to enter the real estate market is to ensure that your finances are in order. Various factors will influence individuals' ability to secure a mortgage, and these are some ways to make yourself more attractive to prospective lenders.

**• Check your credit report.** Lenders will check your credit report before deciding if you are a risk or a safe bet for a mortgage. So it makes sense to check your credit report prior to speaking with a lender. The Federal Trade Commission says everyone can get one free credit report a year from each of the three credit reporting bureaus. If you split it up, you can get a credit report every four months so you are aware of anything that may adversely



affect your ability to get a mortgage loan. A credit (FICO) score that's too low may disqualify you from a mortgage. Each lender sets its own thresholds when they price and approve loans, but the higher your credit score, the better.

**• Improve credit standing.** One way to improve your status in the eyes of lenders is to pay down credit card balances to reduce your credit utilization ratio. A high utilization occurs when there is a high balance in

relation to the credit limit, says Business Insider. Also, it may be wise to avoid any credit inquiries through new credit card applications for several months before applying for a loan, as these inquiries can affect your score.

**• Be realistic about what you can afford.** Do your homework and determine your target interest rate and monthly payment as well as what down payment you can afford. It will help you research potential lenders

and provide an idea of what may be offered to you.

**• Pay bills on time.** Paying bills promptly not only helps you avoid late fees, but also positively affects your credit. The financial resource The Mortgage Reports urges diligence when paying rent, as late rent payments can bar you from getting a mortgage. Lenders look at rent history as the biggest indicator of whether you'll make mortgage payments on time. These are some of the ways

to make a prospective home buyer look better in the eyes of mortgage lenders. Individuals can speak with financial professionals about what else they can do to improve the possibility of securing mortgages at the best rates possible.

## Did you know?

Homeowners should give due consideration to whether or not plants are considered invasive species before introducing new plants on their properties. According to the National Ocean and Atmospheric Administration, invasive species of plants can lead to the extinction of native plants and animals. Invasive plant species also can reduce biodiversity and cause significant fundamental disruptions to local ecosystems. Though non-native plants are often cherished for their unique looks, homeowners planting new gardens or supplementing existing gardens with new plants are urged to plant only native species. Such an approach benefits plants and also local wildlife that depends on native plant species for food and cover.

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