

# Your Masterpiece is Waiting...



## Should you buy?

Homeownership offers you the freedom to create an environment that fits your personality. Stop playing by your landlord's rules. We can help get the right mortgage for your individual goals and needs.

**Can you afford it?** Most lenders suggest not spending more than 32 percent of your gross income on housing. That includes your mortgage payment, insurance and real estate taxes. Sites like Zillow and Trulia will give you an idea of what to expect cost-wise.

**Do you have a down payment?** During the housing crunch, many lenders were asking for 20 percent down, and needed to have good credit. Mortgage loans were hard to come by, but that's changed. Conventional lenders are accepting 5 percent down from buyers with good credit. FHA loan program is more lenient for buyers with bruised credit and first time homebuyers that need assistance with down payment. The more you put down, the lower your monthly payment and the less interest you'll pay overall. If you are paying your **landlord** \$850.00 a month than you gave him \$40,800 in two years of rent. That right forty thousand eight hundred dollars Ouch! That could have been your money going to your homes equity.

## How's your credit?

It's true banks have tighten up their guide lines, You need a 640 middle credit score. If you are concern about your scores don't fret many people have had bruises and have bought homes, some have had bankruptcy. Everyone deserves a chance, but where do you begin to build your credit again. It's simple I can look at your credit and advise you so that we can position you to purchase a home and stop giving your landlord your money.

## How to get started

**Get preapproved for a mortgage.** Preapproval means you've applied for a mortgage and the lender is prepared to cut the check. more time to qualify for a mortgage than some houses remain on the market, shopping without preapproval is a waste of time.

**Think before you shop.** Make a wish list, including number of bedrooms and bathrooms, and yard size. Focus on the features you need, then those you want. And don't overbuy. Remember, every extra square foot costs more to buy, maintain, heat, cool, furnish and clean.

**Find a real estate agent.** I have a large referral base to help you choose a realtor. There is a realtor in your area ready to show you homes in your area.

Contact me today and let the process begin.

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