

YOUR ILLINOIS HOME

Buying or selling your home is one of the most important decisions you'll ever make. When you choose an Illinois REALTOR®, the good news is: **You don't have to go it alone.** www.YourIllinoisHome.com

8 STEPS TO GETTING YOUR FINANCES IN ORDER

Once you have decided to purchase a home, the next step is to determine your ability to secure a mortgage and identify any problem areas.

- 1. Develop a family budget** that factors in unexpected expenses such as car repairs, illnesses, etc., as well as predictable costs, such as rent.
- 2. Reduce your debt.** Lenders look for a total debt load of no more than 36 percent of income.
- 3. Get a handle on expenses.** Little expenses add up. Try writing down everything you spend for one month.
- 4. Increase your income.** It may be necessary to take on a second, part-time job to get your income at a high enough level to qualify for the home you want.
- 5. Save for a down payment.** You can usually get a better rate and lower overall cost if you put down a 20 percent down payment.
- 6. Create a house fund.** Decide on a certain amount a month you want to save, then put it away as you pay your monthly bills.
- 7. Keep your job.** Having a job for less than two years may mean you have to pay a higher interest rate.
- 8. Establish a good credit history.** Get a credit card and make payments by the due date. Do the same for all other bills. Pay off the entire balance promptly.

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Contact your Illinois REALTOR® for help. They can help you find responsible lenders that make fair and affordable loans.



Your Illinois REALTOR® can provide you with mortgage information, discuss financing options and recommend loan sources to help you find financing that suits your needs.

Contact your REALTOR® for more information on the home buying and selling process.

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