Moving from thinking about it to, well, moving!

Get ready to buy a home

You've made the decision to buy a home. Now what? Here are a few things to help you get ready to qualify for a home loan.

Setting a budget
Determine how large of a monthly payment you can comfortably afford. The mortgage interest and real estate taxes on a home are tax deductible, which allows you to subtract part of your housing–related expenses from your taxable income. Mortgage Insurance (MI) premium may also be tax deductible.

Credit report and history
Your lender will order your credit report to assess your ability and willingness to pay a mortgage. It's a good idea to order a copy of your own report before you apply. Your credit score will reflect your mix of credit cards, retail accounts, installment loans, finance company accounts and mortgage loans.

If you have never had a loan or a charge card, discuss your options with your loan officers.

Your credit not only affects whether or not you qualify for a loan, but also affects the amount and interest rate of the loan.

Mortgage lenders are more likely to lend money to people who have a steady work history. Your lender will verify your length of employment with your employer.

Factors for loan qualification
Your lender will use your **gross income** which is the amount you earn before taxes. Your lender will compare your current housing expenses to the new expenses you'll have when you buy a home. The smaller the increase, the stronger your application looks.

The lender will arrange an appraisal of the home by a licensed appraiser to determine the market value of the home. In part, the loan amount that the lender approves is based upon the appraised value of the property.

Down payment
You can get a loan with as little as 3% down by adding mortgage insurance (MI) – a guarantee on the mortgage provided by a third party. Genworth Mortgage Insurance offers additional benefits such as Homebuyer Education and Homebuyer Privileges®.

Talk to your lender today for additional information.