

LIBERTY FINANCIAL

A REAL ESTATE LENDING FIRM

The 5 Biggest Mistakes Homebuyers Make

- **Jumping the gun.** It's easy to get eager when you are shopping for a new home, but looking at homes before you know what you can qualify for may lead to disappointment. Before you begin your home search, make sure you talk to a lender, preferably the experts at **Liberty Financial**. We will guide you toward financing that will be right for you.
- **Opening new lines of credit.** Don't make any big purchases until you are in your new home, and yes, I'm talking about that new couch you were contemplating putting in your new family room. Instead, continue to pay down your debt and don't open any new credit lines or accounts. Be very careful not to make any late payments while your loan is in process. New debt or late payments could cause you not to qualify for your new home.
- **Credit inquiries.** When a lender inquires about your credit, it appears as an entry on your credit report and impacts your credit score. The lender may not tell you this, but you need to know. If your score decreases due to too many inquiries, it could result in a more expensive loan or worse yet, a lower credit score. A lower score could prevent you from getting the loan you want or make the loan more costly. So, don't shoot yourself in the foot by shopping for a loan all over town. Contrary to what you've been told, shopping for a loan may cost you more money.
- **Moving money around.** Lenders are required to verify your down payment and closing cost funds. They need to also know the source of these funds. If the funds are coming from a gift or the sale of another property, you will be required to prove it with proper documentation. Do not move large sums of money or cash in and out of accounts.
- **Changing jobs.** It's not a good idea to switch jobs while you're trying to get a home loan...particularly, if you are switching fields or if a significant amount of your income is derived from bonuses or overtime.

To sum up, you should do your homework up front and do your best to remain financially still until you are in your new family room relaxing on your new couch. We're here to make sure that happens. **Call us toll free (888) 805-6267**

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