

**IT'S NEVER TOO EARLY TO START PLANNING
FOR YOUR HOME PURCHASE.**

DON'T LET HOME FINANCING STAND IN THE WAY OF YOU AND YOUR DREAM HOME.

**Learn 5 critical steps you can take to help
you get financially prepared for your home
purchase.**

Borrow Smart. Buy Happy. Get Home.
www.simonsaysloan.com





Hey! I'm your loan guy, Todd. Sure I'm a loan wiz, but I didn't get into this industry because of a passion for mortgages. I'm in this because of the joy I get from giving people the opportunity to build their lives in a home they love. I've been in the mortgage biz for over a decade ("The Original Originator") and I'm one of the most knowledgeable lenders out there. Although I don't take myself too serious, I'm damn serious about ensuring that every single person who has entrusted my team and I with their home financing, confidently gets into the home of their dreams. At Simon Loans, we do all of this so you can get into the home of you dreams without the stress, confusion and awkward lender encounters (nope, we don't wear suits). And, even more importantly, we do this so you can enjoy every moment of your new life in your home, because you worked with a lender that enabled you to confidently select a loan and home that's perfectly tailored for you. Now let's talk about preparing for that first home purchase!

1

Don't disqualify yourself

Far too often, individuals that want to purchase a home assume that certain elements of their financial picture aren't good enough. "My credit's too low" "I don't have enough down-payment saved" "My income isn't high enough." These are just examples of common misconceptions. At Simon Loans, we are dedicated to making the impossible possible and creating home ownership for as many people as we can. After an initial meeting many applicants are excited that they're closer to home ownership than they imagined. And in many cases, they are qualified to buy a home right now!

2

Don't fall in love

Don't fall in love with a home unless you know you're qualified to buy it. Browsing houses online is one thing, but serious emotional heartache can be avoided by taking the time to meet with a lender up front. There's nothing worse than having to tell someone they don't qualify for a house that they've already mentally moved into. At Simon Loans, we love educating our clients early on in the process so that you can tour homes with a reliable pre-approval. Knowing exactly what you qualify for and your comfort level for a monthly payment makes the home shopping experience so much more fun!

3

Pay off credit cards

Keep your credit card balances as low as possible. Credit cards are the easiest way to gain or lose points on your credit scores. If possible, pay the balance on all of your credit cards under 50% of the limit. This will give your credit scores a nice little boost in preparation for submitting your home loan application. But if paying the balances down, isn't possible, see tip #1. Don't disqualify yourselves just because you have high credit card balances.

4

Save! Save! Save!

While there are plenty of no money down loan options available (we can help with this!), it's still in your best interest to have a nice chunk of change set aside to cover the costs of becoming a homeowner. There are fees associated with the home buying process, moving expenses, home improvements and maintenance to plan for. Having a cushion set aside going into the home buying process will give you flexibility and peace of mind. Once again, if you don't have a cushion saved, see #1. Don't disqualify yourself and continue to flush money down the drain renting. We still want to help you prepare for your home purchase no matter how much you have saved. Down-payment money not a problem? Saving never hurt anybody. If you can get to the next down-payment percentage tier, it could save you a lot of money on your monthly payment.

5

Everyone likes gifts...

... and we do too. Years back, home buyers using money that was gifted to them to buy a house was frowned upon by the mortgage industry guidelines. In the majority of cases, that has all changed. Generally speaking, gifted money has to come from a blood relative, spouse or fiancé. As long as the person giving you the money to buy your house falls into one of those categories, don't sweat it, you're in the clear and we know how to easily navigate you through the gifting process.

Let's Get You Home!



Speak to a human

We have non-suit wearing, friendly humans to help you.

[Contact Us](#)

or



Get Started Online

If thick Mid-west accents turn you off, you can get the process started online.

[Fill Out The FastApp](#)

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