



## *Real Estate Times*

*with Suzanne Dingley*

---

### **KNOW YOUR OPTIONS**

If any of your friends or family have recently applied for a home loan, you've probably heard that lenders are nervous, with tough new rules and demands for stacks of paperwork. Good mortgages are still out there, but you should be prepared before applying.

First, understand how your credit score impacts the interest rate charged on your loan. If your score is 720 or higher on the scale of 850, you will qualify for the best rates. If it's between 700 and 719, you could expect 0.375% added to that rate, while a score between 680 and 699 might add 0.5%.

Next, determine how much you have available for down payment, and how that will affect your loan's terms. A "conforming loan" (that would be purchased by Fannie Mae or Freddie Mac) will require a minimum 10% down payment.

However, if you don't have that much to put down, you can investigate a

Federal Housing Administration (FHA). If you are a Veteran or on active military duty, a Veterans Administration (VA) loan may be for you. These government-backed loans are targeted towards those with lower credit scores and may require as little as a 3.5% down payment for FHA, or less for VA.

You can even use this year's First Time Homebuyer Tax Credit to help pay closing costs, buy down the interest rate, or add to your minimum down payment. Just have employment, banking and tax records organized, and be patient while overworked lenders review your application.

*For responsible service in all your  
Real Estate needs, call*

**The Suzanne Dingley Team**

640-4205

**suzannedingley.com**

*Free consultation*

