

investigate which one is right for you, your circumstances, and your pocketbook. And, by the way, delaying your purchase while trying to save up for your down payment will mean delaying all the financial benefits of home ownership. In other words, we think waiting could actually cost you money.

Fear #4: I can't buy a home because my credit isn't very good.

Fact: A less-than-perfect credit score won't necessarily prevent you from buying a home.

Typically, there are two types of credit challenges—a poor credit history or no credit history. First, while it is valuable to have a good credit score, a poor one shouldn't prevent you from talking to several lenders to explore your options. You might be pleasantly surprised at the outcome. You can expect that a good loan officer (or mortgage specialist) will be able to help you resolve your credit challenges, often by simply showing you how to move or consolidate your debts, or by referring you to a credit counselor who will put you on a plan. Even though this plan may take a few months to implement, it immediately gets you on the path to ownership.

Another challenge is having no credit history because you are new to the workforce or have not made regular purchases on credit. In either case, there are still possible solutions that you will want to explore. One avenue for first-time home buyers is to secure financing with the help of a cosigner, such as a parent or a close relative, who is willing to stand by your ability to make the payments.

It's worth noting that there is no better way to improve or establish your credit rating than by having a mortgage and making timely payments.

Fear #5: I can't afford to buy my dream home.

Fact: The best way to get closer to buying your dream home is to buy your first home.

Very few people can afford to buy their dream home when they buy their first home. In fact, according to the National Association of REALTORS®, 69 percent of first-time home buyers in the United States compromised on some features of their first home. So you make some compromises, buy