

your first home, and start building equity. This approach takes you further and faster down the road to being able to own your dream home than if you hadn't purchased a home at all.

Gary Keller and his wife Mary serve as a great example of how this works. They used their first home as a forced savings plan for their future dream home. They even made additional principal payments when they could to accelerate their equity buildup. Interestingly, this approach allowed them to pay off their first home in about eight years. Then, all that financial equity was available to help them build a second home—their dream home.

Fear #6: I should wait to buy a home until I get married.

Fact: There is no reason to wait.

When most people say they want to wait until they're married to buy their first home, what they're actually struggling with are two distinct issues: First, would it be better to wait until they had two incomes? And second, will my future spouse like the home I choose?

If marriage is not in your future, then neither of these issues matter and buying is the right decision. Putting off the decision to buy the right home is never the solution. Getting into the game as soon as possible is,

By the way, if marriage is in your future, then buying is also the right decision. If your future spouse doesn't like the home, you can rent it or sell it and use the proceeds along with your possible dual income to buy one you both like. If your spouse likes the home, problem solved.

The National Association of REALTORS~ reports that 38 percent of first-time U.S. home buyers are, in fact, single. They didn't wait, so why should you?

Fear #7: Buying a home seems way too complicated.

Fact: Buying a home is complicated, but that's why you have help.