

## Thinking about Buying a Home?

### We can help...

A home is the largest purchase most people will make in their lifetime. Our Financial Education Program can help you prepare for this big step. You are invited to our next free community workshop on **Home Buying!**

Learn about mortgages, real estate agents, insurance, and more from our panel of experts. This workshop is scheduled for Thursday, June 25 at the Westerville Public Library (pending social distancing requirements).

Registration is required.

[Register online](#) or by calling 614.707.4000



## Three Things to Consider as you Prepare for a Mortgage

### 1) Your Credit Score

A mortgage is the largest loan most people will take in their lifetime, so credit history is carefully considered by lenders. Not sure where you stand? Get your free credit report at [annualcreditreport.com](http://annualcreditreport.com).

Do you have a strong history of on-time loan payments? If there are any missed or late payments, you will want to get and stay current on any active loans. If you have any old or open collection accounts, you will want to take care of them so they are reported as closed.



### 2) Your Debt-to-Income Ratio.

What percentage of your monthly income is already committed to other loans and payments? Is there room in your monthly budget for a mortgage payment? You may want to consider reducing your current debt load by paying down the balances on credit cards or other active loans. Do not agree to any new loans in the months prior to your application for a home loan.

### 3) Your Down Payment

Check with your lender for the down payment they require. Most will want you to have anywhere from 5% to 20% of the purchase price available for a down payment. Ask about special home loan programs which may require a smaller amount and/or supply other incentives. For example, the [First Time Home Buyer](#)\* program at BMI FCU allows for a 3% down payment and does not charge PMI (Primary Mortgage Insurance).

Plan on saving up a bit more than the minimum, as there are often additional costs such as appraisal and home inspection fees you will need to consider.

Improvement in one of the three items above can lead to progress in the other ones! For example, paying down debt can improve your credit score and can also free up money that can be added to a monthly deposit to your down payment fund.

## Ready to take the next step?



- Find short, mobile friendly modules about about home buying, mortgages and credit at the [BMI Federal Credit Union Online Learning Center](#).
- Find articles and tools about home buying, mortgages, insurance and more in our [Home Buying Collection](#).
- Looking for support in preparing for home buying? Schedule a free phone session with a [Certified Financial Counselor](#) for assistance with credit building, saving plans, debt repayment strategies and more.
- Schedule a phone call to [speak with a Mortgage Officer](#) at BMI Federal Credit Union.
- Learn about and/or apply for a [BMI Federal Credit Union mortgage](#).

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BMI FCU is committed to improving the financial lives of our members and the community we serve. Our award-winning Financial Education Program offers financial education opportunities to our members and the community. Financial Coaching, workshops, and online education are available.

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### Follow us on Social Media



[www.bmifcu.org](http://www.bmifcu.org) | 614.707.4000



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\*First Time Homebuyer Program for owner occupied properties in Ohio only.

BMI FCU offers mortgage applications to everyone who lives, works, worships or attends school in Franklin, Licking, Fairfield, Pickaway, Madison, Union, Delaware or Morrow County.

Rates, terms, and conditions are subject to change and may vary based on creditworthiness, qualifications and collateral conditions. All loans are subject to approval. Rates available on conventional owner-occupied single family purchases and refinances. Rates for First Time Home Buyer, second/vacation home loans, and loans over \$510,400.00 will be higher. Discount points are available to reduce your rate. Payments stated include principal and interest only and does not include tax or insurance, your actual payment may be larger. No pre-payment penalty. The annual percentage rate is the cost of credit over the loan expressed as an annual rate. APR may vary. The final APR will be based on the final loan amount and applicable finance charges. Loans with over 80% loan-to-value require Private Mortgage Insurance (PMI) and the APR may be subject to increase. The closing costs are estimates only.

BMI Federal Credit Union is open to everyone who lives, works, worships or attends school in Franklin, Licking, Fairfield, Pickaway, Madison, Union, Delaware or Morrow County. This credit union is federally insured by the National Credit Union Administration. Additional coverage up to \$250,000 provided by Excess Share Insurance

Corporation, a licensed insurance company. Rates, terms, and conditions are subject to change and may vary based on creditworthiness, and qualifications. All loans subject to approval. Equal Housing Lender. NMLS ID #410831. BMI Federal Credit Union, BMI FCU and We make banking personal are all registered trademarks of BMI Federal Credit Union.