

# ***WHY PAY RENT !!?***

To own one's home is a dream most of us have. To pay rent can make a person feel trapped within the walls of a house or apartment. One can feel stuck in the renter's rut with no way of rising above to own a home of one's own.

## **DON'T FEEL TRAPPED ANYMORE!**

It does not matter how long one has been renting, there are some little known facts that can help to get over the hump. With this information, one really can: 1) Save for a down payment, 2) stop paying thousands of dollars on rent that should be building your equity.

### **6 Little Known Facts That Can Help You Purchase Your First New Home**

The problem that most renters face is not the ability to meet a monthly payment. The problem is accumulating enough capital to make a down payment on a new home.

Saving for this initial outlay does not have to be as difficult as you might think. Here are 6 important points to consider:

#### **1. You can buy a home with little or no money down**

There are local and federal government programs (such as first time buyer programs) to help people get into new homes. There is also the Zero Cash Down Payment Program that is very popular.

#### **2. Your lender may help with closing costs and down payment**

If you are debt free and own an asset free and clear, your lending institution may be able to lend you the down payment for your new home.

#### **3. You may be able to find a seller to help you buy and finance your home**

Some sellers may be willing to hold a second mortgage for you as a seller take-back. In this case, the seller becomes your lending institution. Instead of paying this seller a lump sum for the home, you would pay monthly mortgage installment.

#### **4. Create a cash down payment without actually going into debt**

By borrowing money for certain investments to a specified level, you may be able to generate a significant tax refund for yourself that you can use as a down payment. While the money borrowed for these investments is technically a loan, the monthly amount paid can be small, and the money invested in both home and investment will be yours in the end.

#### **5. You can buy a home even if you have problems with your credit rating**

If you can come up with more than the minimum down payment, or can secure the loan with other equity, many lending institutions will consider you for a mortgage.

#### **6. Get Pre-Approved for a home loan, then go looking for your new home**

Pre-approval is easy, and can give you complete peace-of-mind when shopping for your home. Mortgage experts can obtain written pre-approval for you at no cost and no obligation, and it can be done very easily over the phone. More than just a verbal approval from your lending institution, a written pre-approval entails a completed credit application. It also is a certificate which guarantees a mortgage to the specified level when you find the home of your dreams. Consider dealing only with a professional who specializes in mortgages. Engaging their services can make the difference between obtaining a mortgage, and being a renter forever.

**Why continue to give away thousands of dollars on rent? There are many important issues you should be aware of that affect you as a renter. Please take a few moments to discuss your specific needs with the REALTOR® of your choice. This conversation costs you nothing. But by taking the time to explore your options and to learn about the ways to afford a new home, you will be relaxed and prepared to make this important step.**