



A Note From The Editor:

Hello to All!

We are very excited that the spring buying season is fast approaching. Our website has been totally revamped and has experienced massive growth in the past 1 year! We certainly owe this success to all of you for making this concept a huge success.

Interest rates are still very attractive so this should create exciting sales results for you the homeowner, as the spring buying season arrives! We also have opened an ISMH walk in center located at 29 Andover St. Danvers Ma (Rt. 114). Please visit our state of the art facility for your one stop shopping experience.

In this issue I would like to talk about Credit Ratings, and how you can assure that your credit rating stays healthy! Your credit report affects more than your financial life. It could affect your education, career and even your love life! That's because your credit report is used not only by lenders, but insurers, potential employers and even some educational institutions. It affects the rates you'll pay on everything. It may tell a college if you're a good risk for some student assistance programs. Couples planning to apply jointly for a mortgage may face a rude relationship shock if one partner has kept past credit problems a secret. So it pays to know how the system works.

Your Credit Reports

Three major credit-reporting bureau's keep track of the credit reports of millions of Americans. They are: Experian, Equifax, and Trans Union. Typically, all have the same information, except that some companies are stronger in certain areas and thus may receive reports on your credit status from local merchants. Information about all your existing, and past credit accounts, ranging from credit cards to mortgages, student loan repayments and even some local merchant accounts is reported to these credit bureaus.

Judgments, liens or bankruptcies are picked up by the credit bureaus from public records. Your report also gives your current and previous addresses, your employers and any other names you have used recently. Most negative information stays on your report for 7 years; a bankruptcy and related information stays on your report for 10 years. Lenders often take an interest in your most recent payment patterns. So even after a bankruptcy, you can rebuild your credit with (secure credit card) without waiting ten years.

Your credit score

Your credit report is a direct reflection of your financial thrift, with credit score being a complicated analysis of the money management of your financial life. All of the information used to create your FICO score (Fair Isaac) is drawn from your credit report. Credit scores range from 300 to 850. Only about 11% of the surveyed population ranks above 800; 29% ranks between 750 and 799. The FICO score heavily weights the total amount of balances outstanding, and the percentage of your credit limit you are using on each line of credit you have. If you are confused, or do not know what your credit score is call 1-800-eastwest and a friendly loan officer will pull a free credit report for you, and explain your credit file in detail to you. This will better prepare you for the purpose of purchasing a home. It's not recommended that you approach a seller or start shopping for a home until after you have been qualified for a dollar amount, and an interest rate. This will play an important role in what you can afford for a house. One generally does not want to exceed 2.75-3 times their gross income as the max amount of your mortgage.

Happy House Hunting!

E. Williams

Editor in Chief

IsoldMyHouse.com