

Rebuild Your Credit and on to Home Ownership Timeline

Outline your debt using the Debt Management Spreadsheet .	Renegotiate Debt (if needed).	<u>Month One</u> Be sure you have Renters Insurance.
Review "First Time Home Buyer Class" schedules in your area.	Start looking for a Mortgage Specialist. Get referrals.	

Schedule yourself to go to your First Time Home Buyers Class.	Call and make an appointment with a Mortgage Specialist.	<u>Month Two</u> Start paying down your debt. Start with the lowest amount first and then work your way through to the next highest.
Establish a relationship with a personal banker. Tell them you are taking classes and ask if they will help you when you have questions.	Order your credit report and score. If your Mortgage Specialist already has it, get a copy for yourself .	

VERY IMPORTANT! Make all your payments on time.	Review your credit reports and scores. <i>Equifax, Experian and Transunion.</i>	<u>Month Three</u> Opt out of pre-approved offers and add your phone numbers to no call lists.
Dispute any negative informaion. If you have a Mortgage Specialist, they can help you with a plan.	Complete a Reverse Budget using the last three months expenses.	

Establish a spending plan or Budget - use last months Reverse Budget. Be Realistic!

Continue to dispute any negative credit report informaion.

Month Four

Call creditors and change your payment due dates if needed.

Continue to pay off debts. Pay all bills ON TIME!

Be sure you have opted out of all pre-approved offers.

Reevaluate your spending plan or budget. Were you able to stick to it? Do you need to make changes?

Continue paying off debt

Month Five

Start to save money, even if it is a very small amount.

Remember to make all your payments on time.

Continue correcting and/or disputing errors to your credit reports.

Schedule another appointment with your Mortgage Specialist as follow up.

Reorder your credit reports - Experian, Equifax and Transunion. Verify that all judgments and collections are removed.

Month Six

Reevaluate your Credit report, What is your current credit score? Make a plan of attack to improve it.

Continue referring to your Spending Plan and Budget. Make small changes as needed .

Continue:
Paying off debt, Saving some money, and making payments on time.

If your credit report is clean, start working on building good credit.

Carry a SMALL balance on a credit card and pay it on time, every month!

Month Seven

Continue referring to your Spending Plan and Budget. Make small changes as needed

Continue paying off debt.

Continue saving. Increase the amount if you can.

Ask your Mortgage Specialist if you are ready to apply for a mortgage.

Continue saving. Increase the amount if you can.

Month Eight

Continue paying off debt.

If you are not ready to get a mortgage, create a plan to get you ready.

Continue referring to your Spending Plan and Budget. Make small changes as needed

Continue correcting and/or disputing errors to your credit reports.

Continue paying off debt.

Month Nine

Protect your credit report from unnecessary inquiries.

Absolutely **NO LATE PAYMENTS!**

Do not buy any expensive items - No vehicles, no furniture, etc.

Ask your Mortgage Specialist if you are ready to apply for a mortgage. If not, why not? Make a plan.	Continue rebuilding GOOD credit.	Absolutely <u>NO LATE PAYMENTS!</u> Don't stop now, you've come so far!
Continue paying down debt. Do not use more than 30% of your available credit limits. (Utilization Rate)	Pay more than the minimum payment on credit cards if at all possible.	<u>Month Ten</u>
Continue saving money.	Continue correcting and/or disputing errors to your credit reports.	No new collections, no new judgments.

Continue referring to your Spending Plan and Budget. Make small changes as needed. New spending habits should be set.	You should be aware of all money coming in and all money going out.	<u>Month Eleven</u>
Continue paying off debts.	Do not acquire new debts unless you need to build credit.	
Absolutely <u>NO LATE PAYMENTS!</u>	Continue saving money.	Protect your credit report from unnecessary inquiries.

Continue paying off debts.	Continue referring to your Spending Plan and Budget. Make small changes as needed	<u>Month Twelve</u>
Do not acquire new debts unless you need to build credit with your Mortgage Specialists recommendation	Absolutely <u>NO LATE PAYMENTS!</u>	

You should now have at least 12 months of on-time payments.	Reorder you credit report and scores. Have all items been corrected?	<u>Month Thirteen</u>
Absolutely <u>NO LATE PAYMENTS!</u> This is the biggest factor in determining your credit score.	Schedule another appointment with your Mortgage Specialist as follow up.	

Continue referring to your Spending Plan and Budget. Make small changes as needed	Follow all recomendations of the Mortgage Specialist.	<u>Month Fourteen</u>
Continue: Paying off debts, saving money, and making ALL payments on time.	No new debt, No new Collections, No new Judgments, No inquiry's !	

Continue referring to your Spending Plan and Budget. Make small changes as needed	Follow all recommendations of the Mortgage Specialist.	<u>Month Fifteen</u>
Continue: Paying off debts, saving money, and making ALL payments on time.	No new debt, No new Collections, No new Judgments, No inquiry's !	Ask Mortgage Specialist if you are ready to apply for a mortgage. If not, why not? Make a plan/work on top two things.

Continue referring to your Spending plan and Budget. Make small changes as needed	Follow all recommendations of the Mortgage Specialist.	<u>Month Sixteen</u>
Continue: Paying off debts, Saving money, and making ALL payments on time.	No new debt, No new Collections, No new Judgments, No inquiry's !	Ask Mortgage Specialist if you are ready to apply for a mortgage. If not, why not? Make a plan/ work on top two things.

Continue referring to your Spending Plan and Budget. Make small changes as needed	Follow all recommendations of the Mortgage Specialist.	<u>Month Seventeen</u>
Continue: Paying off debts, saving money, and making ALL payments on time.	No new debt, No new Collections, No new Judgments, No inquiry's !	Ask Mortgage Specialist if you are ready to apply for a mortgage. If not, why not? Make a plan/work on top two things.

Continue referring to your Spending Plan and Budget. Make small changes as needed .	You should be aware of all money coming in and all money going out.	Schedule an appointment to see your Mortgage Specialist. Follow all recommendations.
Ask if you qualify for First Time Home Buyers programs.	Ask if your First Time Home Buyers certificate qualify's you for a discount.	<u>Month Eighteen</u>
Continue: Paying off debts, Saving money, and making ALL payments on time.	You should be very close to getting financed now. Some recent changes to laws may require you to wait to save a bit more.	Do not "move money around" .

CONGRATULATIONS on improving your credit and buying your home!	Stick to your Spending Plan . You should be aware of all money coming in and all money going out.	
Goals: Live on 70% of your income Save 20% of your income Give 10% of your income	Develop a Home Maintenance plan to help you keep expensive repairs down.	<u>Month Nineteen</u>
Continue: Paying off debts, and making ALL payments on time.	Monitor your credit report every 6 - 12 months plus prior to big purchases. Watch for letters from the Credit Bureaus.	Keep your Utilization Rate below 30%!