

CREDIT TO KEYS™

Home Buyer Readiness Checklist

**Know exactly where you stand in
the buying process. No guesswork.
No surprises at the lender's desk.**

Most people believe homeownership is just about having a good credit score.

The reality is more complex.

Why Home Buyer Readiness Matters

Many potential buyers discover too late that they are not fully prepared when they sit down with a lender.

- Credit profiles that need improvement
- Debt levels that are too high
- Income documentation challenges
- Insufficient savings for closing costs
- Financial habits that create risk for lenders

identify these factors early

Preparation turns uncertainty into opportunity.



Credit Readiness

Your credit profile plays a major role in mortgage approval.

- ✓ Do you know your current credit scores from all three bureaus?
- ✓ Are your credit reports free of errors or outdated information?
- ✓ Have you avoided late payments in the past 12–24 months?
- ✓ Are your credit card balances below 30% of their limits?
- ✓ Do you have a healthy mix of credit accounts (cards, loans, etc.)?

Strong credit profiles signal reliability to lenders and often lead to better loan terms. If any of these area areas need attention, improving them early can significantly increase your chances of approval.



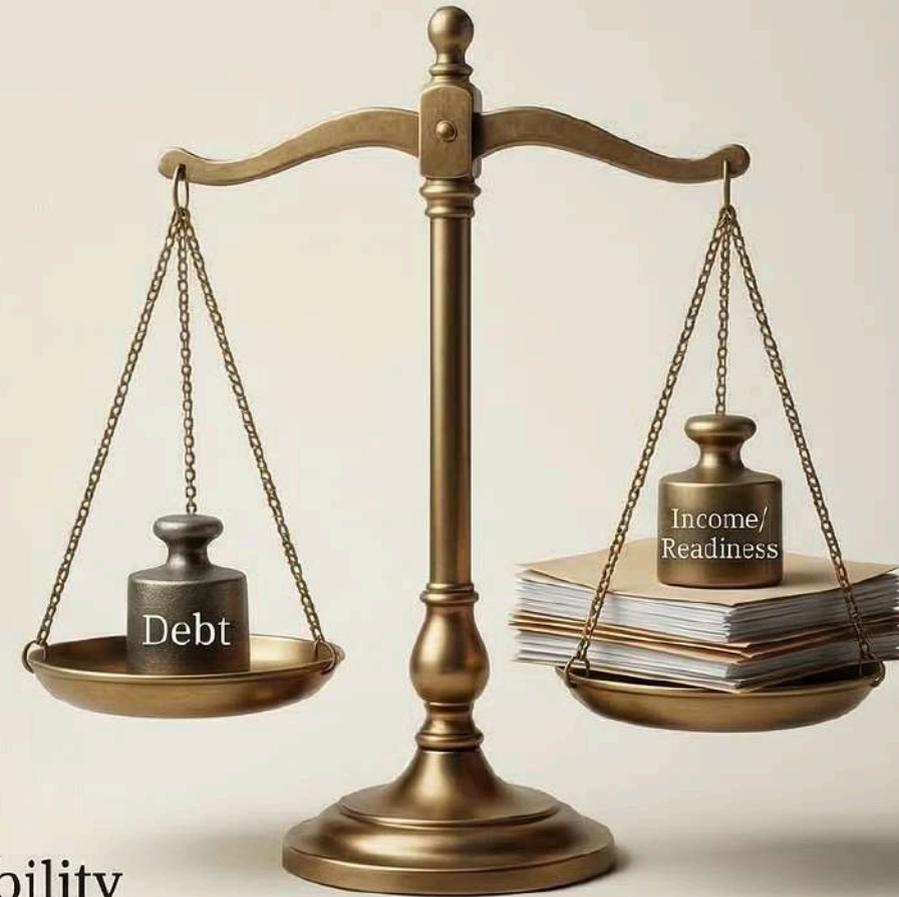
Debt Readiness



Lenders evaluate how much debt you carry compared to your income.

- ✓ Do you know your current debt-to-income ratio (DTI)?
- ✓ Are your monthly debt payments manageable alongside your income?
- ✓ Have you avoided opening unnecessary new credit accounts recently?
- ✓ Are you actively reducing high credit card balances?

Managing debt effectively demonstrates financial stability and reduces risk from the lender's perspective.



Income & Employment Stability

Mortgage lenders look for consistency and reliability in income.

- ✓ Have you maintained steady employment for at least two years?
- ✓ Can your income be clearly documented through pay stubs or tax returns?
- ✓ If self-employed, do you have two years of tax returns available?
- ✓ Are you avoiding major job changes during the homebuying process?



Stable income reassures lenders that you will be able to maintain mortgage payments over time.



Savings & Financial Reserves

Buying a home requires more than just a down payment.

You should also consider:

- ✓ Do you have funds available for a down payment?
- ✓ Have you saved for closing costs (typically 2–5% of the purchase price)?
- ✓ Do you have an emergency savings reserve after purchasing the home?
- ✓ Are your funds documented and easily traceable for underwriting?



Financial reserves show lenders that you can handle unexpected expenses after becoming a homeowner.



Financial Habits & Timing

Your financial behavior leading up to the mortgage process matters.

Keep these guidelines in mind:

- ✓ Avoid large purchases before applying for a mortgage
- ✓ Do not open new credit cards or loans during the process
- ✓ Keep credit card balances stable
- ✓ Keep credit card balances stable
- ✓ Continue making all payments on time
- ✓ Maintain consistent banking activity.

Even small financial decisions can affect loan approval when you are preparing to buy a home.



Your Next Step

If you reviewed this checklist and realized there are areas that need improvement, you are not alone.

Many future homeowners simply need the right guidance and strategy to move forward.

Credit To Keys™ helps individuals understand their financial readiness and build a clear path toward homeownership.

Our goal is to replace confusion with clarity so that when you sit down with a lender, you are prepared, confident, and ready to move forward.



Credit To KeysTM

Where financial confusion ends and
readiness begins.

