



Laura's Tips: What NOT To Do While Looking For A Home or While in Escrow

1. Don't Close Any Accounts

It makes it appear you have less available credit. Pay account balances down or pay them off but don't close them.

2. Don't Create Any New Bills Or Pay Your Current Bills Late

New accounts create a FICO score reduction. a) New account/inquiry b) short repayment history and c) New accounts like auto loans or installment accounts start out with you at the credit limit for the account and make you appear to be "maxed out". Instead, try to keep a balance on your accounts of less than 30% of the credit limit and pay all your bills on time! Don't co-sign for anyone either.

3. Don't Buy A Car – Or Anything Else Expensive

See above. You don't want to do anything that increases your debt during this time. This includes furniture or appliances for the new house, or a boat or RV to park in that big new driveway. Even paying cash for these kinds of items can cause trouble by reducing your cash reserves.

4. Last But Not Least – Follow These Simple Rules

- a. Don't change jobs
- b. Don't change banks
- c. Talk to your lender before you move, transfer or deposit large amounts of money in your accounts
- d. Don't go on vacation while making offers or in escrow
- e. DO stay in close contact with your Agent, Lender and Escrow Officer (if in escrow).

All of the above items will make shopping for and buying a home much easier on all parties in the transaction. It will also make YOUR experience much smoother and enjoyable.