

► **Are You Ready to Buy a Home?**

Use these questions to help you decide if you might be ready to buy a home.

		Yes	No
1.	Do you have a continuous, reliable source of income?		
2.	Have you been employed continuously for the last two years even if it has not been in the same job, and is it likely to continue?		
3.	Do you have a checking and/or savings account established with a bank, credit union or other financial institution? Or, if you don't, do you keep accurate records of paying your bills regularly and on time?		
4.	Do you file an income tax return with the IRS each year, even if you are not a U.S. citizen?		
5.	Do you pay your bills on time?		
6.	Is your total monthly debt (all credit cards, car loans, etc.) manageable? Can you afford those debts and a mortgage?		
7.	Are all of your routine financial obligations accounted for in your total debt?		
8.	Do you have some money saved for a down payment? Some mortgages will allow gift funds or funds from state and local programs that offer down payment assistance and grants.		
9.	Do you have some money saved for closing costs?		
10.	On a monthly basis, can you afford the mortgage payment as well as other expenses including electricity, water, repair and maintenance costs?		
11.	Do you have time to take care of a house - including responsibilities like mowing the lawn and making repairs?		
12.	Do you have time to devote to buying a home right now? Or are other commitments, like taking classes at night, a priority?		
13.	Do you have money to cover moving expenses?		
14.	If you've experienced financial difficulties in the past, can you prove that it was due to events beyond your control?		

If you answered "no" to any of these questions, concentrate on strengthening those areas. You can do so by following the steps described in the previous sections of this training and also taking a homebuyer education class from a HUD-approved counseling agency in your area. These classes are a good source of information and will help you prepare for homeownership.

If you can answer "yes" to most of these questions, you are probably ready to think seriously about owning your own home.