



## Regions Next Step Podcast

### Home Ownership 101: Buying Your First Home

In this podcast, Tamica Foster, a Financial Wellness Relationship Manager with Regions Bank in Jackson, Miss., takes you through a few tips for starting your home ownership journey.

You'll hear Tamica's perspective on these topics:

- General guidelines to determine if you can afford a house
- Understanding your total purchasing power and the costs you'll need to pay
- How reviewing your credit report can save you money in the long run

### *Episode Transcript*

Narrator:

You're listening to the Next Step Podcast "Buying Your First Home" – part of our Home Ownership 101 series presented by Regions Next Step – advice, tools and resources to help you get closer to reaching your unique financial goals.

Tamica Foster:

My name is Tamica Foster and I'm a Financial Wellness Relationship Manager for Regions Bank in Jackson, Mississippi.

If you're tuning into this series, chances are you're about to embark on one of the most defining events in your life – buying your first home. Today, we'll talk through a few easy tips to help you get started on your journey and how to save money along the way.

Some people will tell you the general rule is that you can afford a house that costs up to two and a half times your annual pre-tax income. However, this general rule fails to take into account existing and upcoming monthly debt loads.

A more appropriate guideline is that monthly housing costs – including mortgage payments, property taxes, insurance and fees – should total no more than 28 percent of your monthly gross income.



We recommend getting credit pre-qualification to give you more flexibility when you're searching for a home. Use a mortgage loan originator to get specific details about the type of mortgage loans that will meet your needs.

Keep in mind that your total purchasing power needs to take into account the amount you have available for a down payment and the closing costs you'll need to pay.

Don't forget to review your credit report when you decide to start looking for a new home. You can get yours for free today at [annualcreditreport.com](https://annualcreditreport.com). A credit report review gives you time to remedy any incorrect information included in your file. If your credit is in poor standing, consider taking the time to improve your credit report before applying for a mortgage. It will save you money in the long run.

You can find additional resources including articles, checklist, calculators and more online at [www.regions.com/nextstep](https://www.regions.com/nextstep). No matter your goals, Regions will help you with each step you want to take. Thank you for listening.

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