

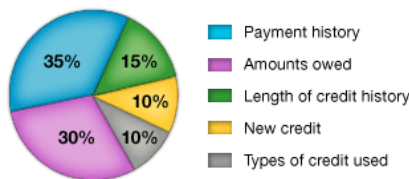


Integrity Mortgage Services, Inc. is here to make it easier for you!

We know the credit ups and downs; it is our job to know. We can help you buy a home whether you have good or bad credit. It may take some time to repair your credit but it doesn't have to seem impossible. We have a team of employees here to help you. We can work to fix your credit score to reach the goal of owning a home. Call us anytime at 931-905-6900 for a FREE CREDIT ANALYSIS.

It's time to Empower yourself! Credit Scores affect so many areas of your life.

All your creditors will look at your score to determine whether you're eligible for credit and what interest rate you receive. Credit Scores range from 300 to 850. If your credit score is higher you will pay lower interest rates on credit cards, car loans and mortgages. In addition, landlords, cell phone companies, some employers or insurance companies look at your credit score to see if you are a good candidate for their services. What impacts your Credit Score



No one piece of information or factor alone will determine your score.

Payment history:

- Information on specific types of accounts (credit cards, retail accounts, installment loans, finance company accounts, mortgage, etc.)



- Presence of adverse public records bankruptcy, judgments', suits, liens, wage attachments, collection items, and/or delinquency (past due items)

Amounts Owed:

- Amount owing on accounts
- Number of accounts with balances

Length of Credit History

- Time since accounts opened
- Time since account activity

New Credit

- Number of recently opened accounts
- Number of recent credit inquiries

Types of Credit Used

- Number of (presence, prevalence, and recent information on) various types of accounts (credit cards, retail accounts, installment loans, mortgage, consumer finance accounts, etc.)

7 Ways to Improve Your Credit Rating

- Pay all your bills on time.** Any payment more than 30 days late is reported to the credit bureaus.
- Pay any new or old collections, charge offs, profit & loss accounts or judgments.** Make sure you get a letter signed by a person at the collection agency or creditor stating you now have a zero balance. Ask them to update this information with the credit bureaus as soon as possible. Also obtain and keep letters from companies when you close accounts; you will need these to ensure your credit report is updated correctly.
- NEVER OWE MORE THAN 1/3 of your available credit on credit cards!** If you have a \$1000 limit on your credit card, do not charge more than \$333 on that card. Try to pay your balances in full every month to avoid finance charges.
- Don't transfer balances of your credit cards to keep avoiding interest.** It is better to keep the credit card accounts

you have open for a long period of time and not open new accounts often. The long-standing payment histories reflect better on your credit report.

5. **Too many inquiries on your credit can lower your credit score.** Do not let every finance company or car dealer check your credit, be sure you are ready to buy before allowing them to pull credit.

6. **Pay the interest on your school loans.** This interest is deferred but can reduce your credit score by causing it to appear you are over limit on the credit report.

7. **Do not owe more than 40-45% of your Gross Monthly Income (Income before taxes) on all loans.** If your Income before taxes is \$3300 your bills should be no higher than \$1350 (45%) for items such as car loans, student loans, credit cards, and furniture, rental or mortgage accounts. This does not include utilities and insurance. This ratio will help you to qualify for a home loan.

Credit Report Facts

Payment in full does not remove your payment history. The following remain on your credit file as stated in figure 1-1.

Credit Accounts	Accounts paid as agreed.	Up to 10 years
	Accounts not paid as agreed	7 years
Collection Accounts		7 years
Courthouse Records		7 years
	Bankruptcy (chapter 7 & 11)	10 years
	Bankruptcy (chapter 13 & 12 non-dismissed).	10 years from date filed
	Unpaid tax liens	Indefinite
	Paid tax liens	Up to 7 years from date released

Figure 1-1

Credit Education, From myFICO Website, 1/23/2008
[Http://www.myfico.com/CreditEducation/](http://www.myfico.com/CreditEducation/)