

## Home Loan Qualifications

Choosing a home with the best master bathroom or most durable floors can seem like a very important part of the purchase process. Really, though, all of that is just fun and research. For some, qualifying for a home loan in the first place is the more difficult task.

Normally, your ability to qualify for a home loan will be dependent on how well you meet up to the following two standards. The first is, quite sensibly, that you are in a financial position to be able to pay your home loan back to the lender. And, unfortunately, lenders do not make the application process too easy for you; they look deeply into your financial situation to decide whether or not you will be able to repay. The first thing they look at? Your career and your job.

While you may think that simply having a good job will entitle you to home loan approval, its a bit more complicated than that. Lenders will also look at the length of time youve been with your current employer (or at least in your current field). Two years with a particular company or working in a particular field will be considered steady employment, and will help you to present yourself as a good risk.

After looking into your employment history, your home loan lender will then look at how your income compares to your debts after your new mortgage payment has been added in. Paying off as much debt as possible before applying for a home loan is a good idea. For what reason? Because in order to qualify for a home loan, the lender has to feel that you will have enough money to make your all of your debt payments comfortably. If a lender looks at your income and debts and sees too many debts for too little income, he or she may prefer to offer you a lower loan amount, perhaps with a higher interest rate. Or may even decide not to approve your application at all.

Has your lender looked over your income and debts and put you in the clear? Now theyll look at the second major home loan approval criteria: what they call your "willingness to pay." To decide whether they believe youll be willing to pay your home loan in future, they look at your payment history by pulling your credit report. If youve been good about paying your debts on time in the past, itll be a boon to your current home loan application.

Another thing that home loan lenders consider when determining whether youll be willing to pay? What youre doing with the home youre buying. If, for instance, you are planning to live in the home as your primary residence, a home loan lender will generally believe you have strong motivation to repay your home loan. More info [Mortgage refinancing " title="For more related to Mortgage refinancing">Home loans Mortgage rates Mortgage loan Mortgage payment calculator](#)

## About the Author

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