

THE HOMEOWNER'S FRESH START SERIES

RESOURCE: Day 1 to Day 730: The Credit Recovery Road Map

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Inside This Guide:

- **Clarity:** Breaking down complex bank jargon into plain English.
- **Strategy:** Actionable steps you can take today to protect your future.
- **Timeline:** Knowing exactly what to expect from Day 1 to the finish line.

"My goal is simple: To provide you with the information your lender won't, so you can move from a place of stress to a place of certainty."

Confidentiality & Disclaimer:

The information contained in this document is for educational and informational purposes only. While I am a licensed Real Estate Professional and a Certified Short Sale Specialist, I am not an attorney or a CPA. Because every financial situation and lender is unique, I highly recommend a brief, confidential consultation to discuss how these rules apply to your specific case.

Day 1 to Day 730: The Credit Recovery Roadmap

Your 24-Month Plan to Homeownership After a Short Sale

Tactical Steps to Rebuild Your Buying Power

- **The "Reporting" Audit:** Within 60 days of closing, pull your credit report. If the bank reported "Foreclosure," we must immediately file a formal dispute to change it to "Short Sale/Settled for Less than Full Balance." This single fix can save you 100 points.
- **Strategic Credit Building: * The 30% Rule:** Keep any new credit card balances below 30% of their limit.

Pro Tip: Authorized User Trick - If you have a family member with a long-standing, perfect-payment credit card, ask to be added as an "Authorized User." You don't need the card; you just need their 10-year history to "piggyback" onto your report

- **The "Rental" Paperwork:** Save every single cancelled check or bank statement showing you paid rent on time for 24 months. Lenders value "Verification of Rent" (VOR) almost as much as a credit score when you go to buy again.
- **Avoid "Credit Repair" Scams:** Don't pay \$2,000 for someone to "wipe" your report. Time and on-time payments are the only things that truly work. Use that \$2,000 for your future down payment instead.
- **Day 1-30: The Settlement.** Ensure your lender reports the account as "Settled for less than full balance." This is much better than "Foreclosure" or "Charge-off."
- **Month 6: The Stabilization.** Open one or two "Secured" credit cards if your score is low. Use them for small purchases and pay them in full every month.
- **Month 12: The Clean-Up.** Review your credit report. Dispute any old late payments or inaccuracies. Your score should be showing a steady upward trend by now.
- **Month 18: The Preparation.** Start building your "New Home Fund." Lenders like to see that you have consistent savings habits post-hardship.
- **Month 24: The Pre-Approval.** On Day 731, many VA and FHA lenders will consider you for a new mortgage. With a clean 24-month history, you are back in the game.

Contact for a Confidential Strategy Session:

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