



**BEAVER COUNTY**  
ASSOCIATION OF  
**REALTORS®**

## **Finding the Best Mortgage Rate**

Beaver County – Interested in buying a home, but feeling hesitant due to higher mortgage rates? There are ways to get the best one.

Most of the ways to get a lower rate happen before you start home shopping. So, take these steps now to ensure that you get a lower rate.

“One of the top things you can do to get a lower mortgage rate is to better your credit score,” said Beaver County Association of Realtors® President Denise Molchen-Donnelly. “In order to do that, work on paying off any credit card debt, along with any other debt tied to your name. However, don’t dip into your down payment fund to pay off debts; having a larger down payment helps you pay less interest on your mortgage loan over the long run.”

Many lenders require purchasing private mortgage insurance if you put down less than 20%, which is something to keep in mind.

Your debt-to-income ratio is also an important factor in your mortgage rate. The lower your debt-to-income ratio is, generally, the more attractive you are to a lender.

“Have information about your income and employment for the past two years at least,” said Molchen-Donnelly. “Mortgage lenders need to see that you can afford the monthly payments.”

When you’re ready to meet with a mortgage lender, shop around. Ask your Realtor® for recommendations on what lenders could best fit your budget. You are not obligated to choose the first one who gives you a rate.

“Don’t forget to factor in closing costs when you’re thinking about the mortgage. It’s typically an additional 2% to 5% of your home’s cost,” added Donnelly.