

## Hot Property News



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### **Spruce up your credit score**

*Neil Young points the way to a cleaner bill of credit health*

In the difficult current market, it's vital to ensure that your credit rating is as healthy as possible. After all, lenders are being more cautious than ever and prefer to lend to those with the most squeak- clean credit history. So if you're considering applying for finance such as a mortgage or secured loan, it pays to make sure that your credit report is in the best possible shape.

The way you've dealt with credit in the past is the principal way that lenders assess whether they want to take the risk of lending to you or not. They get this information from credit reference agencies such as Experian and Equifax and look at how you've managed things like loans, credit cards, store cards and mortgage repayments in the past to decide whether your application will be approved.

The following simple steps should be used to improve your credit report before you make an application, to ensure that you stand the best possible chance of securing appropriate, affordable credit.

#### **Assert your right to vote**

As a protection against fraud, lenders use the electoral register to check that you are who you say you are and that you live at the address that you claim to. So if you aren't registered on the electoral roll – or haven't updated your details with your current address, lenders may need additional proof of your identity or refuse your application.

#### **Sever irrelevant relationships**

When you apply for credit, lenders are able to also check the credit reports of anyone with whom you are listed as having a financial relationship, in case their financial situation makes it difficult for you to meet your repayments. This includes anyone with whom you have a joint mortgage, credit card or bank account. So if you are separated or divorced, make sure you tell your lender and the credit reference agencies as soon as possible.

#### **Cut your credit**

Lenders look at your credit history to see that you are managing your repayments. Even if you are meeting your current repayments, if you have a large amount of available credit (for example on credit cards) lenders not feel comfortable that you could manage to meet the repayment on your application if you were to 'max out' your existing available credit too.

If you have additional capacity on credit cards that you do not need, ask the provider to lower your credit limit. Or better still, move outstanding balances to your card with the lowest interest rate and close the unused credit card accounts.

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**Get yourself a reputation**

If you're a first time buyer and have never had a credit card or loan, it makes it difficult for lenders to establish that you have a good history of meeting repayments.

So if you're a first time buyer thinking of applying for a mortgage, consider taking out a credit card six months prior to making an application. Using it and paying off the balance in full each month will build some basic credit history.

**Mind the detail**

Ensure that your report accurately reflects your current circumstances. Keep an eye out for rogue accounts or charges caused by identity theft or fraud – and for duplicate entries that result in duplicates of your unpaid balances. Lenders may not always update the credit reference agencies straight away, so if your circumstances change or you notice information that is outdated, ask your lender to inform Experian and Equifax immediately.

**Do maintenance**

A spring clean is all well and good, but to keep your credit score in tip top condition you will need to make sure you NEVER miss a mortgage payment. Also, make sure when you're at the stage of just researching loans, credit cards, mortgages or other lending, be sure that you don't unwittingly allow lenders to make an application and search your credit report. Lenders should not access your credit history until you expressly request them to and when they do, it will leave a trace on your report. When lenders see a number of these they may think that you are desperate for as much credit as possible or that fraudulent activity is being planned.