

Our 30's often welcome exciting milestones, including a first home and little ones. It also presents a chance to attack our consumer debt. For assistance, please do not hesitate to reach out to our team—call our office at (303) 261-8015.

## **BUYING A HOME**

Check your credit score.

Decide whether buying is suitable for your personal and financial lifestyle.

Research competitive mortgage rates.

Establish enough cash for a down payment (we recommend getting at close to 20% as you can).

Research the cost of additional monthly expenses (e.g., mortgage, utilities, homeowner insurances, association fees (HOA), property taxes, etc.).

Get pre-qualified and pre-approved for your mortgage and discuss potential mortgage options with a mortgage broker or banker.

Get a home inspection and appraisal.

Purchase title insurance.

## **HAVING A BABY**

**Ready for a new addition to the family? Here's a list of financial considerations:**

Discuss with your spouse how many kids you want.

Review your financial situation (have you been saving for a baby?).

Budget the cost of raising a child. Consider whether you and your spouse are financially prepared to possibly quit working; otherwise, include the cost of childcare in your budget.

Review your employer's maternity leave policy.

Budget your expenses (without the income of the spouse who with stay home, if applicable).



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## LIFE IN YOUR 30'S

### DEBT

**If you have consumer debt, attack it fast and hard. If you do not have any debt, great job—let's keep it that way!**

Draft a list and calculate the sum of your total debt.

Choose a debt to tackle first and knock them out one-by-one. Note: Determine a method that best suits you, whether that's starting with the lowest balance, or highest interest rate.

Pay more than your monthly minimums.

Close any unused credit cards.

Outline a debt-payoff strategy. Do not bring on new debts.

Budget your repayments.

Contact your lender(s) to lower your interest rates.

Monitor your credit when opening new accounts.

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 | **Helping successful individuals address their financial future.**

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