BUYING A HOUSE

AFTER BANKRUPTCY, FORECLOSURE OR SHORT SALE

Don't let past credit problems keep you from owning a home in the future. This guide offers tips and tools to help you bounce back.

RICHMOND AMERICAN HOMES

With us, it's personal.™

WHAT'S INSIDE THIS GUIDE?

Strategies for building your savings | Ways to rebuild your credit | Loan waiting periods

A handy budget worksheet | Mortage 101: types & options available

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YES! IT'S POSSIBLE TO OWN AGAIN.

If you've been through a short sale, foreclosure or bankruptcy, you're not alone. Millions of Americans have been in your shoes, and many have moved on to become homeowners again.

You can, too.

Owning a home may be a little more challenging this time, but it can still be a part of your family's future. This guide contains tools and tips to help put you back on the path to homeownership.

STEP 1: UNDERSTAND WHERE YOU STAND

Short sale, foreclosure, bankruptcy—what does it all mean for your credit history? In a nutshell, it means that lenders may see you as a higher risk. You may find that credit could be more difficult to get. You might have to wait to qualify for certain types of loans. In some cases, a larger down payment could be required and the interest rate you obtain may be affected.

BUT WAIT—THERE IS GOOD NEWS!

Your credit score isn't set in stone. With the right planning and discipline, your credit history can recover over time. Everyone's situation is different, but here are a few tips that may help you get your credit mortgage-ready.

CHECK YOUR CREDIT REPORTS

Don't assume you know what's there. Look for inaccuracies, such as accounts you didn't open, debts you've paid off, misspellings and other errors. Get a separate report from all three major credit bureaus because they collect information separately and may contain different errors. By law, you're entitled to a free report from each of these bureaus annually. To request your credit report, go to **www.annualcreditreport.com.**

Monitoring your credit report is also a key defense against identity theft, but checking once a year may not be often enough. Consider enrolling in a monthly credit reporting service. Identity IQ[SM1] has several programs available. If you sign up for their services through Richmond American, you may enjoy a discounted rate. Call **888-500-7060** for details.

BUILD UP YOUR SAVINGS

Savings don't factor into your credit score but they are something lenders will look at when it's time to apply for a mortgage. More importantly, having funds set aside for emergencies contributes to your overall financial health. Though saving money may seem difficult, there are some things you can do to make it easier. Try a few of these strategies, and you'll be amazed how quickly your savings add up!

- **Track what you spend.** Did you know that just by writing down what you eat each week, you can lose weight? The same is true of your expenses. The simple act of writing down what you spend makes you more aware of where your money is going each month, and it may make you think twice about some of your buying decisions.

WHAT WON'T AFFECT YOUR CREDIT SCORE?

- Borrowing against your 401k
- Rental agreements
- Child/family support obligations
- Interest rates charged on credit cards or other accounts
- Personal facts like your age, marital status, occupation or where you live
- Participation in credit counseling or receipt of public assistance
- Requests you have made for your credit report in order to review it

WON'T A BIG PURCHASE, LIKE A HOME, MAKE IT HARDER TO SAVE?
Not necessarily. In many markets, it can be more expensive to rent than buy. Buying may also offer tax benefits and help you reestablish your credit.

FACING A FORECLOSURE NOW?
The federal government offers free foreclosure avoidance counseling. Visit **HUD.gov** or **MakingHomeAffordable.gov** to find out what's available in your area.

For more credit-building advice, consider downloading *8 Credit Score Management Tips*.

This free guide is available at **RichmondAmerican.com/CreditGuide**

- **Separate your savings.** Setting up an interest-bearing savings account will serve two purposes. First, obviously, it accumulates interest over time. Second, keeping your savings in a separate account removes the temptation to dip into it. Out of sight, out of mind.

- **Set up automatic deposits.** It's much easier to save if you don't have to think about it. By setting up an automatic deposit each month, you don't have to make the choice (or the effort) to move money into your savings account, and there's no chance you'll forget or find another purpose for the money. If it helps, think of your savings contribution as a bill just like any other.

- **Let your payments roll over.** The month after you pay off a credit card, loan or other debt, put the amount you'd usually pay into the next card's balance, or into your savings account. Don't let yourself get used to having that extra money.

REESTABLISH YOUR CREDIT

New debt may be the last thing you want, but if you're going to demonstrate your creditworthiness, you may need it. Timely payment for credit card purchases and car loans can help you prove to future lenders that you are a reliable borrower. If you can, try to open those new accounts more than six months prior to a mortgage application.

Keep things manageable. Remember why you're opening these new accounts. Completely pay off the balance of each card you open, each month you use it.

KEEP OLD ACCOUNTS OPEN, IF POSSIBLE

While it may be tempting to close old credit accounts as you pay them off, consider keeping them for the sake of rebuilding your credit. Closing old accounts can shorten the length of your credit history, making you look less reliable to lenders. It also reduces the total credit available to you, which makes any balances you do have appear larger in proportion. This may not apply to accounts affected by bankruptcy.

PAY YOUR BILLS ON TIME

This may seem like the most obvious piece of advice, but the math is simple: the better record you have for paying bills on time, the better your credit score. Even one month can make a difference! This is especially important now because a bad credit history after a foreclosure, bankruptcy or short sale will impact your ability to obtain a new mortgage.

STEP 2: SET YOUR TIMEFRAME

*No matter how well you've reorganized your finances and reestablished your credit, you will probably have a waiting period before you can arrange new financing. However, that waiting period may be shorter than you think. Everyone's situation is different, so contact a loan officer at HomeAmerican Mortgage Corporation **(866-400-7126)** to determine when the time is right, and to pre-qualify for a new mortgage when you're ready.*[2]

TYPICAL WAITING PERIODS

Different types of loans have different waiting periods, eligibility requirements and guidelines. FHA loans, for example, can be more forgiving of past credit difficulties than conventional loans because they are federally insured. Less risk for the lender = more opportunity for you.

You'll find a brief overview of loan types on page 10, but it's best to talk directly with a loan officer about your circumstances. He or she will guide you through your options and recommend a good fit for you.

Loan Option (see page 10)	Short Sale/Deed-in-Lieu Waiting Period*	Foreclosure Waiting Period*	Bankruptcy Waiting Period*
FHA	3 years	3 years	**2 years** (Chapter 7) *No waiting period for Chapter 13 buyers with 12 consecutive months of on-time payments & bankruptcy court approval.*
Conventional	**4 years** (10% down payment)	7 years	**2 years** (Chapter 13 discharge) **4 years** (Chapter 7; Chapter 13 dismissal) **5 years** (multiple bankruptcy filings within the last 7 years)
VA	See lender for requirements	2 years	2 years

Program and lender guidelines vary and other requirements, such as loan limits, loan-to-value ratio, minimum credit scores and occupancy may apply and are subject to change without notice. Certain bankruptcies may require court approval for new debts. Waiting periods begin on date of most recent bankruptcy discharge or dismissal, or on completion of foreclosure action or short sale/deed-in-lieu transaction.

**Sources: Fannie Mae Single Family 2016 Selling Guide, B3-5.3-07: Significant Derogatory Credit Events – Waiting Periods and Reestablishing Credit | FHA Single Family; 4155.1: Mortgage Credit Analysis for Mortgage Insurance, Chapter 4: Borrower Eligibility and Credit Analysis | VA Lender's Handbook, Chapter 4, Section 7 – Credit History*

MINIMUM WAITING PERIODS FOR BUYERS WITH EXTENUATING CIRCUMSTANCES

Sometimes, financial troubles are caused by events that are beyond your control—such as a major illness or injury, or the divorce or death of a spouse or wage earner. If you can prove to a lender that your bankruptcy, short sale or foreclosure was due to such a hardship, and that such a thing is unlikely to happen again, your waiting period may be shorter. Talk to a loan officer at **HomeAmerican Mortgage Corporation (866-400-7126)** about your individual situation.[2]

Loan Option (see page 10)	Short Sale/Deed-in-Lieu Waiting Period*	Foreclosure Waiting Period*	Bankruptcy Waiting Period*
FHA	3 years	3 years	**1 year** (Chapter 7) *No waiting period for Chapter 13 buyers with 12 consecutive months of on-time payments & bankruptcy court approval.*
Conventional	**2 years** (≥10% down payment)	**3 years** (≥10% down payment) Home must be owner occupied.	**2 years** (Chapter 7; Chapter 13 dismissal or discharge) **3 years** (multiple bankruptcy filings within the last 7 years)
VA	See lender for requirements	1 year	1 year

Program and lender guidelines vary and other requirements, such as loan limits, loan-to-value ratio, minimum credit scores and occupancy may apply and are subject to change without notice. Certain bankruptcies may require court approval for new debts. Waiting periods begin on date of most recent bankruptcy discharge or dismissal, or on completion of foreclosure action or short sale/deed-in-lieu transaction.

IF YOU'RE READY TO BUY...

That's great! The next step is to figure out your price range so you'll know how to narrow your home search. Use the handy budget worksheet on the next page to get started.

IF YOU HAVE TO WAIT...

Take this time to save up for a down payment and work on reestablishing your credit history. Remember, the better your credit is by the time you're ready to buy, the better your rate and terms may be. Before you know it, you'll be ready to purchase your dream home.

THERE'S NO WAITING PERIOD ON WINDOW SHOPPING!

It's never too early to start looking. Touring a variety of floor plans, researching builders and keeping an ear to the ground for upcoming communities in your area could give you a head start when you're ready to buy.

Visit **RichmondAmerican.com** and create an account. That way, you can save and compare floor plans and keep tabs on community openings and events. For personal assistance from one of our New Home Specialists, call **888-500-7060**.

STEP 3: SET YOUR BUDGET

It's easy to fall in love with a home that's outside your price range. Setting and sticking with a solid upper limit to your buying budget will not only safeguard you from overspending, but also save you time by focusing your search.

WHAT DO YOU SPEND EACH MONTH?

Take a good look at your finances and put your monthly income and expenses on paper. Remember to include savings account contributions and try to realistically estimate your variable expenses, like dining out or class trips for your kids. This budget worksheet may help.

Budget Worksheet		
Income	Take home (after taxes, etc.)	$
	Tips	
	Other forms of income	
	TOTAL INCOME	**$**
Fixed expenses	Housing costs	$
	Car payments	
	Car insurance	
	Utilities (water, electric, gas, etc.)	
	Loan payments	
	Credit card payments	
	Savings account allocation	
	Phone/mobile service	
	Cable/satellite service	
	HOA fees	
	Other bills	
	TOTAL FIXED EXPENSES	**$**
Variable expenses	Groceries	$
	Dining out	
	Clothing	
	Entertainment	
	Gifts	
	Miscellaneous	
	TOTAL VARIABLE EXPENSES	**$**
	TOTAL EXPENSES	**$**

WHAT SHOULD YOU SPEND EACH MONTH ON HOUSING?

While mortgage programs and lenders vary, a general guideline is to spend approximately 31% of your gross income on housing costs.

Consider what you're paying now in rent. Does that amount fit your monthly budget? If not, you may want to set your mortgage comfort zone slightly lower so you can breathe easier. It's better to live within your means and save up for emergencies than to find yourself falling behind on your payments.

Remember, your estimated monthly payment will vary depending on your loan type and terms. To learn more about the different types of loans available, see page 9.

WHAT CAN YOU QUALIFY TO SPEND ON A NEW HOME?

Now that you have decided on a comfortable monthly payment, it's time to pre-qualify! Contact a lender, such as **HomeAmerican Mortgage Corporation (866-400-7126)**, and discuss your situation with a loan officer.[2] He or she will let you know the loan types, loan amount and interest rates available to you.

In addition to all the usual things you'd need for a mortgage pre-qualification (30 days of current pay stubs, asset information, creditor information, two years' W-2s and rental information), be sure to have any applicable paperwork from your bankruptcy, short sale or foreclosure on hand. These may include:

- Bankruptcy records, discharge receipts and/or repayment statements
- The HUD-1 Settlement Statement you received after a short sale, plus a statement from your previous lender indicating your mortgage is considered paid in full
- A Trustee's Deed or similar document verifying when your foreclosure was complete

SHOPPING LOANS?
Visit **HomeAmericanMortgage.com** and click **Types of Loans**. You can compare loan types before you talk to a loan officer.

STEP 4: START YOUR NEW HOME SEARCH

*As long as you stick to the timeline and budget you've set, your home search should be just like anyone else's. Throw yourself into the exciting process of finding your dream home! Give your wish list to our New Home Specialists at **888-500-7060.** They'll do the legwork for you and deliver a list of Richmond American homes and communities that fit your needs and budget.*

THE DOLLARS & SENSE OF BUYING NEW

The emotional appeal of a brand-new, never-been-lived-in home is undeniable, but did you know that buying new has a host of financial advantages? Here are just a few of the ways a new home could save you money in the long run.

- **Less maintenance:** The cost of maintenance is something many homebuyers overlook. If you buy new, you likely won't need to replace the furnace, windows and other essentials for years to come.

- **Energy efficiency:** When you buy an existing home, you run the risk of getting poor insulation, drafty windows and used appliances. Newer homes tend to have more energy efficient features, which could save you on energy costs in the long run.

- **Design choices:** When you buy new, you have the power to build your dream home to match your individual tastes and lifestyle. Why settle for someone else's taste in bathroom tile when you can choose every detail for yourself? Bonus: the cost of upgrades can be rolled into a mortgage payment, allowing you to avoid pricey out-of-pocket renovations down the road.

- **Warranties:** While warranties are less common on existing homes, they are very common on new homes.[3] This can be a huge benefit for buyers who don't necessarily have money set aside for unplanned home repairs.

- **Insurance premiums:** Because new homes have modern plumbing, wiring and HVAC equipment, insurance companies tend to view them as a lower risk than older homes—a difference you could see in your premiums. For more info, contact an insurance specialist from our affiliate, American Home Insurance Agency, at 888-325-8108.[2]

TYPES OF LOANS

With so many types of mortgage loans out there, it can take time to sift through the finer points and find the one that's right for you. Why so many choices? There's no one loan type that works for everyone. Each type of mortgage has its pros and cons. Talk with a loan officer to see which one is best for your situation.

FIXED-RATE MORTGAGES (FRM)

One of the most common types of mortgage loans in the U.S. is a fixed-rate mortgage. As the name implies, on a fixed-rate mortgage, the interest rate for the regular monthly payment stays fixed for the life of the loan, and the regular monthly principal and interest payments usually do not change. Typical terms for these mortgages span 15 or 30 years.

Advantages: Your mortgage payment is not affected by interest rate increases; consistent monthly payments mean it's easier to budget your finances.

FIXED RATE = LESS RISK.

If you're looking for the "safest" financing option, a fixed rate is the way to go. You won't have to worry about balloon payments or other increases in your monthly mortgage payment.

ADJUSTABLE-RATE MORTGAGES (ARM)

Another option is the adjustable-rate mortgage. Instead of a fixed rate, ARM loans have interest rates that periodically adjust based on the type of ARM loan. For example, a 5/1 Hybrid ARM is fixed for the first 60 months and adjusts every 12 months thereafter.

VARIABLE RATE = VARIABLE PAYMENTS.

If interest rates increase, your payment could also increase, making your monthly payment higher. Conversely, you may be in a position to benefit if rates drop.

INTEREST-ONLY MORTGAGES

A buyer with an interest-only loan is only required to pay interest on the mortgage for a set period of time (usually ten years). After that, the monthly payment will rise and the buyer will start paying on the principal of the loan as well as the interest. The interest rate on an interest-only mortgage may be fixed or adjustable.

KEEP IN MIND...

The shift from interest-only to interest-plus-principal payments may make your monthly payment higher. Also, for the months or years you pay interest only, you will not build equity in your home.

STILL HAVE QUESTIONS?

Contact a loan officer at **HomeAmerican Mortgage Corporation (866-400-7126)** today![2]

AVAILABLE LOAN OPTIONS

As discussed on page 4, the different types of loans have different waiting periods and other requirements for buyers who have experienced foreclosure, short sale or bankruptcy. Talk to your loan officer about the loan option that makes the most sense for your situation, timeline and budget.

FEDERAL HOUSING ADMINISTRATION INSURED MORTGAGES (FHA)

The Federal Housing Administration (FHA) is a part of the United States Department of Housing and Urban Development (HUD). FHA insured loans allow you to buy a home with a down payment as low as 3.5% of the purchase price. A monetary gift from a family member is allowed. FHA insured loans are typically fixed-rate mortgages but ARM loans are available.

YOUR BEST OPTION?

FHA qualification guidelines are typically more forgiving of past credit problems than conventional mortgages.

CONVENTIONAL MORTGAGES

Conventional mortgages are mortgages that are not obtained under a government insured or guaranteed program, such as programs operated by the Federal Housing Administration (FHA) or the Department of Veterans Affairs (VA). Conventional loans typically require a minimum down payment of 5%, but a recent short sale may increase that to 10% or 20%.

BOND LOANS AND RURAL HOUSING LOANS

Bond loans and rural housing loans may be available in your area. Your loan officer will be able to tell you if you can qualify.

DEPARTMENT OF VETERANS AFFAIRS GUARANTEED MORTGAGES (VA)

If you are currently in the United States military, or if you have ever served in U.S. armed forces, you may be eligible to get a loan guaranteed by the Department of Veterans Affairs (VA). If you qualify, this special government benefit might be a good choice for you, as it may allow you to purchase a home with little or no down payment. Shorter waiting periods also make this an attractive option after a short sale, foreclosure or bankruptcy.

ARE YOU A MILITARY BUYER?

Get the guide that's just for you! From VA loan info to BAH basics, this free resource can help you make a smooth move.
RichmondAmerican.com/MilitaryGuide

LET YOUR PAST EMPOWER YOU

It's a new day and you're ready to make a fresh start. But before you put the past entirely behind you, take a moment to learn what you can from your experience. Understanding what went wrong may help you plan differently for the future. Here are some common causes of short sales and foreclosures, and some strategies to help protect yourself against them the second time around.

BUYING ABOVE YOUR PRICE RANGE

Often, buyers find that they're qualified to buy homes with higher monthly payments than they can comfortably afford. **Don't forget the bigger picture.**

NEED HELP ESTABLISHING A BUDGET?
See page 6 for a handy budget worksheet!

What you can do:

- **Budget, budget, budget.** Get a clear view of your monthly income and expenses—including contributions to your savings account. Figure out what you can afford to pay month to month and focus on that amount, not the total credit a lender is willing to offer you. Go to **HomeAmerican.com** and select **Calculator** to see what monthly payment you can expect for a given loan amount, rate and terms.

VARIABLE LOAN PAYMENTS

Many families have seen their homes become unaffordable over time, simply because they were unprepared for changes in their mortgage payments.

What you can do:

- **Take the long view.** If you can't afford to pay the upper end of your future mortgage payments today, don't assume you'll be able to when your introductory period ends.
- **When in doubt, consider a fixed-rate loan.** A steady payment for the life of the loan means you'll never be caught off guard by your mortgage payment.

BILL PRIORITIZATION

When expenses start to pile up, it's tempting to pay either the oldest debts or the creditors who pressure you the most. That's not always what's best for your finances. When in doubt, talk to a financial advisor. He or she may be able to help you organize your priorities or even consolidate your debts if that's what's best for you.

What you can do:

- **Communicate.** Many creditors will work with you if you tell them you're in difficulty. They know that if you declare bankruptcy, they'll lose their chance to collect. Depending on the nature of the debt, you may be able to arrange an installment plan or ask for discounts.
- **Prioritize.** After your healthcare and insurance expenses, your mortgage payment should be at the top of your payment priorities. Late credit card payments probably won't make as much difference on your credit history as a foreclosure or short sale.

WANT TO KNOW MORE ABOUT FIXED-RATE LOANS?
See page 9.

LOOKING FOR WAYS TO SAVE?

Check out our easy saving tips on page 2.

MAJOR LIFE EVENT

The emotional stress of a separation, divorce, illness or injury can be overwhelming, but try not to let your finances become collateral damage.

What you can do:

- **Stay focused.** Short selling your house, declaring bankruptcy or allowing your bank to foreclose may seem like the fastest way to solve your financial problems, but is it the best way? Ask a financial advisor or attorney about the alternatives. You may be able to take advantage of today's high demand for rental properties and earn even more than your monthly house payment.
- **Protect yourself.** As discussed on page 5, many lenders will take hardship into account when reviewing your loan application. However, not all extenuating circumstances are treated equally. Divorce, for example, may not be considered an acceptable reason for foreclosure or short sale, depending on your situation. Talk to an attorney *before* mortgage payments fall behind, whether you're going to own the property after the divorce or not.

Remember, until your divorce is finalized, your spouse's actions (or inactions) can still have an impact on your credit history.

UNEMPLOYMENT

Temporary job loss—whether it's due to downsizing, illness or injury—is one of the most difficult problems to plan for because so much is out of your control.

What you can do:

- **Save!** Before the economic downturn, saving three to six months' of expenses was the rule of thumb for emergency funds. Today, some financial experts recommend increasing that amount to nine months or even a year.
- **Have a Plan B.** Make a list of ways you can reduce your monthly expenses and be ready to put them into place at a moment's notice. Living without cable or a cell phone data plan may be an inconvenience, but with luck, it will only be temporary. As your worst case scenario, consider renting out your home and moving to a smaller space, or moving in with relatives while you regroup.

YOU CAN DO IT!

Don't let past disappointments keep you from getting what you want out of life. Use what you've learned from them to take control of your future.

All the reasons that you first bought a house are still valid. It's a place that's all your own. No landlord to answer to. No worries about rising rents. If you're buying new, you can have the latest energy-saving features and the chance to personalize the design.

Homeownership is a part—the *essential* part—of the American Dream. That's a dream worth working toward.

GLOSSARY

Confused by all the jargon? Here's a quick reference!

BANKRUPTCY

Bankruptcy is a court proceeding through which assets of a person or company are used to pay a portion of their debts and the debtor can be relieved from the payment of debt obligations.

- Chapter 13: Also called the wage-earner plan, this form of bankruptcy is a court-supervised debt reorganization program. Debtors submit a plan to repay creditors within three to five years.
- Chapter 7: This type of bankruptcy is a straight liquidation of the debtor's non-exempt assets. Proceeds from the sale of these assets are disbursed to creditors.

DEED-IN-LIEU

In lieu of foreclosure, a lender may choose to accept the deed for a property to satisfy a mortgage debt.

SHORT SALE

A lender may choose to allow a homeowner to sell a mortgaged property for an amount less than the outstanding balance of the mortgage, rather than foreclosing.

FORECLOSURE

A process by which the holder of a mortgage seizes the property of a homeowner who has not made interest and/or principal payments on time as stipulated in the mortgage contract.

DID YOU KNOW?

For the purposes of applying for a loan, you're considered a first-time homebuyer if you haven't owned a home in three years.

ABOUT OUR AFFILIATES

RICHMOND AMERICAN HOMES[2]

Richmond American has been building new homes for families since 1977. Our calling cards? Quality craftsmanship, timeless value and a personalized homebuying experience from start to finish. We understand your home is one of the most important purchases of your life and we want to get it right. Whether you're deciding on your neighborhood, your floor plan or your bathroom tile, it's the personal touches that make the difference. And that's what Richmond American is all about. *With us, it's personal.*™

Our New Home Specialists are standing by to help you kick off your home search. They have the information you need to compare Richmond American communities and floor plans across your area. Want to know what your commute will really be like? Curious if there's shopping nearby? Your dedicated New Home Specialist has the answers only a local would know. Call **888-500-7060** to get started today.

HOMEAMERICAN MORTGAGE CORPORATION[2]

HomeAmerican Mortgage Corporation has been a proud affiliate of Richmond American Homes since 1983. We are dedicated to providing a tailored financing experience for every customer. As a full-service lender, HomeAmerican can help you sort through the lending lingo and uncover your personal buying power. We would be happy to look at your personal finances and present you with mortgage solutions designed to meet your needs.

Our experienced loan officers are available to answer any questions you may have regarding financing your new home, or refinancing your existing home. Call us today at **866-400-7126**.

AMERICAN HOME INSURANCE AGENCY, INC.[2]

American Home Insurance, also known as AHI Insurance Agency, has been an affiliate of Richmond American Homes since 1998 with the vision of providing convenient service, competitive rates and comprehensive coverage. Whether you need to insure your new home, your car or your snowmobile, we'll check with multiple insurance carriers, get several quotes and help you find the right policy. You can rest easy knowing we're there to help you.

Put an American Home Insurance Specialist to work for you. Call **888-325-8108** to discuss your insurance options.

AMERICAN HOME TITLE AND ESCROW COMPANY[2]

At American Home Title, we understand what your home means to you and we want to help you protect it. Our staff of dedicated professionals will take the time to guide you through the process to protect against adverse title claims and risks that may not surface until long after your closing.

Call us at **855-248-4853** for more information. Services are available in Colorado, Florida, Maryland, Nevada and Virginia.

NOTES:

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1: Richmond American Homes is not a provider of credit report or credit score information. Identity IQ℠ is a credit and ID theft management service provided by CoreLogic, which is not affiliated with, controlled by or endorsed by Richmond American Homes. CoreLogic is independently responsible for its products and services. Under federal law, consumers can obtain one free credit report per year from the three major nationwide credit bureaus. Unlike Identity IQ℠, the free credit report required by law does not include a credit score.

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