WHO CAN BUY A HOME by Sandre Salguero

Sandra Salguero is currently a Mortgage Loan officer for Superior Mortgage Company, and has 18 years of experience helping the Hudson Valley community become home owners. She will be a guide to finding solutions to your financing problems.

This month I will be discussing our citizenship status. The most popular question I get from clients is: "Do I have to be a citizen to buy a home?" The answer is no. You do not have to be a citizen to purchase a home.

Permanent resident alien – You are eligible for a mortgage just as any U.S. citizen. You only need proof of residency status. This can be presented in any of the following forms:

- A Permanent or Conditional Resident Card or Green Card
- A valid passport with a stamp saying that it's been approved as temporary evidence for I-551
- A valid I-94A form indicating grant of refuge/asylum or a foreign passport indicating permanent residence admission with an employment authorization document

Non-permanent resident alien - You must have a valid visa with work authorization. You need a 2 year work history in the US and working permits for at least two years. Past year and current year working permit is required.

What else do you need?

- Valid social security number
- Proof of income
- Established credit

It can be difficult to establish credit as an immigrant; however, having a secured credit card will help. You can find offers online. Be sure to apply for a secured credit card that has NO credit requirements.

What is a secured credit card?

A secured credit card requires you to provide a security deposit to the credit company. The card limit is often equal to the amount you put down; for instance, a $500 security deposit would get you a $500 line of credit on your card.

Secured credit cards are intended for two types of people:

- **People who wish to improve their poor credit**
- **People who wish to start building credit**

Do not hesitate to contact me with any questions you have regarding the mortgage process. It will be my pleasure to lend a helping hand. Email me at superiorsandras@optonline.net with your questions or concerns; I will address them in future columns. Until next month!