THE UTAH CREDIT IMPROVEMENT CONSUMER GUIDE

Everything Utah Consumers Need to Know About Building Better Credit, Qualifying for Better Financing, and Strengthening Their Financial Future.



Improve • Prepare • Qualify with Confidence

Prepared by : Tres Miller

The Magic Mortgage Lender

Residential Mortgage Loan Officer

NMLS #217768

UtahHomeownershipAuthority.com

435-229-9797

Learn • Plan • Become a Homeowner

PUBLICATION INFORMATION

The Utah Credit Improvement Consumer Guide

Part of the Utah Homeownership Authority Consumer Education Series

Prepared by:

Tres Miller

The Magic Mortgage Lender

Residential Mortgage Loan Officer

NMLS #217768

UtahHomeownershipAuthority.com

435-229-9797

Educational Use Disclaimer

This publication has been prepared for educational purposes only and should not be considered legal, tax, financial, mortgage, or credit repair advice.

Credit scores, credit reporting practices, mortgage underwriting guidelines, lending requirements, and loan qualification standards change over time. Individual results vary based on payment history, credit utilization, debt levels, income, employment, and other financial factors.

Every person's financial situation is unique. Before making important financial decisions, consult qualified mortgage, tax, legal, or financial professionals regarding your specific circumstances.

This guide is designed to educate Utah consumers about how credit works, how credit scores are calculated, and practical strategies that may help improve mortgage readiness through responsible financial habits—not sales pressure.

© 2026 Utah Homeownership Authority. All Rights Reserved.
First Edition

First Edition
Version 1.0
July 2026
UtahHomeownershipAuthority.com

TABLE OF CONTENTS

The Utah Credit Improvement Consumer Guide

This guide is designed to help Utah consumers understand how credit works, what affects their credit scores, and practical strategies for building stronger credit to achieve their financial goals.

WELCOME

Publication Information 2
Welcome Letter 4

CHAPTER 1 – UNDERSTANDING YOUR CREDIT

Chapter Introduction 5
What Is a Credit Score? 6
How Credit Improvement Works 7
What Makes Up Your Credit Score? 8
How to Build a Stronger Credit Score 9
Smart Strategies for Improving Your Credit 10
Why Good Credit Matters 11
Building Strong Credit Habits 12
What Happens When You Start Improving Your Credit? 13
Common Credit Myths 14
Frequently Asked Questions 15

CHAPTER 2 – BUILDING BETTER CREDIT

Credit Habits That Build Financial Success 16
Building Better Credit: A Real-Life Timeline 17

CHAPTER 3 – PUTTING YOUR PLAN INTO ACTION

Real-Life Credit Improvement Stories 18
Maintaining Great Credit 19
Are You Ready to Improve Your Credit? 20

WRAPPING UP

Meet Tres Miller 21
Credit Improvement Glossary 22
Credit Improvement Action Plan 23
Next Steps & Trusted Resources 24
Thank You 25

WELCOME TO THE UTAH CREDIT IMPROVEMENT CONSUMER GUIDE

Dear Friend Seeking Better Credit,



Thank you for taking the time to read this guide.
Whether you're preparing to buy a home, refinance your current mortgage, qualify for a home equity loan, or simply improve your financial future, your credit plays an important role in the opportunities available to you.

Many people believe that poor credit will prevent them from reaching their financial goals. The truth is that credit can often be improved through education, responsible financial habits, and a realistic plan. This guide was created to explain credit in plain English. You'll learn how credit scores work, what affects them, common mistakes to avoid, and practical steps that can help you build stronger credit over time.

Common Questions About Credit



- What is a good credit score?
- How is my credit score calculated?
- How long does it take to improve my credit?
- Should I pay off collections?
- What hurts my credit the most?
- Can I qualify for a mortgage with less-than-perfect credit?
- What should I avoid before applying for a home loan?
- How do I build stronger credit over time?

✨ Magic Tip
Improving your credit doesn't happen overnight, but every on-time payment and smart financial decision moves you closer to your goals.

My Philosophy Is Simple
Education comes before recommendations.

Inside This Guide You'll Discover:



- How credit scores work
- What affects your score
- Common credit mistakes
- Ways to build stronger credit
- Preparing your credit for a mortgage
- Frequently asked questions
- Credit terminology made simple
- Action steps to improve your financial future

Whether your goal is buying a home, refinancing, qualifying for better financing, or simply improving your financial health, my goal is to provide honest education that Education Comes Before Recommendations.

Every financial journey is different, but better credit starts with understanding how it works.

Sincerely,

Tres Miller

Tres Miller
The Magic Mortgage Lender
Residential Mortgage Loan Officer
NMLS #217768

UtahHomeownershipAuthority.com • 435-229-9797 • Educational Guide • No Sales Pressure • Personalized Advice Consultation Available

Chapter 1

UNDERSTANDING YOUR CREDIT



"A strong financial future begins with understanding how credit works."

Your credit score is one of the most important numbers in your financial life. It can affect whether you qualify for a mortgage, the interest rate you receive, and even how much you'll pay over the life of a loan.

Many people think credit is complicated, but the basics are easier to understand than you might expect. Once you know what affects your score, you can make smarter financial decisions that help you build stronger credit over time.

In this chapter, you'll learn what a credit score is, how it is calculated, what lenders look for, and practical ways to improve your credit before applying for a mortgage or other financing.

By understanding the credit system before you need a loan, you'll be better prepared to achieve your financial goals with confidence.

WHAT IS A CREDIT SCORE?

A credit score is a number that helps lenders understand how you've managed credit in the past. It is based on information in your credit report and is one of the factors used when applying for a mortgage, auto loan, credit card, or other types of financing.

Your credit score doesn't define you, but it does provide lenders with a snapshot of your borrowing history. A higher score may help you qualify for more loan options, lower interest rates, and better financing terms.

Fortunately, credit scores can improve over time by developing strong financial habits and making consistent, on-time payments.

What Influences Your Credit Score?

✔️ Payment History
Paying your bills on time is the single biggest factor affecting your credit score.
✔️ Credit Utilization
Using a smaller percentage of your available credit generally has a positive impact.
✔️ Length of Credit History
Older credit accounts provide lenders with more information about your borrowing habits.
✔️ New Credit Applications
Opening several new accounts in a short period may temporarily lower your score.
✔️ Credit Mix
Having different types of credit, such as credit cards and installment loans, can contribute to a healthy credit profile.



Is This Guide for You?

This guide is designed for:

✓ First-time homebuyers preparing to qualify for a mortgage

✓ Homeowners planning to refinance

✓ Borrowers wanting lower interest rates

✓ People rebuilding their credit after financial setbacks

✓ Anyone looking to strengthen their financial future

✓ Future homebuyers preparing for homeownership.

✨ Magic Tip

Building great credit isn't about using more credit—it's about managing the credit you already have responsibly.

HOW CREDIT IMPROVEMENT WORKS

Review Your Credit Report
↓
Identify Problem Areas
↓
Create a Repayment Plan
↓
Pay Bills On Time
↓
Lower Credit Card Balances
↓
Monitor Your Progress
↓
Build a Stronger Credit Score

How It Works

Improving your credit doesn't happen overnight, but it also doesn't have to be complicated. Most people can strengthen their credit by understanding what affects their score and consistently practicing good financial habits.

The process begins by reviewing your credit report and identifying areas that need attention. From there, focus on paying bills on time, reducing debt, avoiding unnecessary new credit, and monitoring your progress. Small improvements made consistently can lead to stronger credit and better borrowing opportunities over time.



REVIEW YOUR CREDIT

Obtain copies of your credit reports and review them carefully for errors, outdated information, and accounts that may need attention.

CREATE A PLAN

Prioritize overdue accounts, reduce credit card balances, and develop a realistic monthly budget that supports your credit goals.

BUILD POSITIVE HISTORY

Make every payment on time, keep balances low, and avoid opening unnecessary new credit accounts while rebuilding your score.

MONITOR YOUR PROGRESS

Check your credit periodically, celebrate improvements, and continue practicing healthy financial habits that strengthen your credit over time.

✨ Magic Tip

Improving your credit is like planting a tree. The best time to start was years ago. The second-best time is today.

WHAT MAKES UP YOUR CREDIT SCORE?

Your credit score is calculated using information found in your credit report. While the exact formulas are proprietary, the major credit scoring models consider several key factors when determining your score.
Understanding these factors allows you to focus on the areas that can have the greatest impact on improving your credit over time.

📅 Payment History
Your record of paying bills on time is the single most important factor affecting your credit score.
💳 Credit Utilization
Using a smaller percentage of your available credit generally helps improve your score.
📖 Length of Credit History
Older accounts provide lenders with a longer history of responsible borrowing.
📝 New Credit
Opening several new accounts in a short period may temporarily lower your score.
📂 Credit Mix
Having different types of credit, such as credit cards and installment loans, can contribute to a healthy credit profile.
📈 Consistent Financial Habits
Responsible money management over time is the foundation of building and maintaining strong credit.



Did You Know?

Many people believe a single late payment or collection means they can never qualify for a mortgage. In reality, lenders look at your entire financial picture, and many credit issues can improve over time with responsible financial habits.

✨ Magic Tip

Small improvements in your credit score today can lead to better loan options and lower borrowing costs tomorrow.

HOW TO BUILD A STRONGER CREDIT SCORE

How to build a stronger credit score

Building a stronger credit score begins with understanding the habits that lenders reward. While there isn't a quick fix, consistent financial decisions can improve your score over time.

Paying bills on time, keeping credit card balances low, avoiding unnecessary debt, and maintaining older accounts all contribute to a healthier credit profile. Even small improvements can increase your borrowing opportunities and help you qualify for better mortgage terms.



Important to Remember

✓ Credit improvement usually takes time.
✓ Paying every bill on time is one of the most important steps.
✓ Lower credit card balances may help your score.
✓ Avoid applying for several new accounts at once.
✓ Review your credit reports for incorrect information.
✓ Do not close older accounts without understanding the possible effect.

Five Habits That Build Strong Credit

🕑 PAY EVERY BILL ON TIME
Your payment history is the most important factor in your credit score. Even one late payment can have an impact.

💳 KEEP BALANCES LOW
Try to use only a small portion of your available credit. Lower utilization generally benefits your score.

📂 KEEP OLDER ACCOUNTS OPEN
Long-standing accounts help establish a longer credit history, which lenders like to see.

📝 LIMIT NEW CREDIT APPLICATIONS
Applying for several new accounts within a short period may temporarily lower your score.

📈 MONITOR YOUR CREDIT
Review your credit reports regularly to track progress and identify errors that should be corrected.

Review Your Credit Reports
↓
Identify Errors and Problem Accounts
↓
Bring Past-Due Accounts Current
↓
Reduce Credit Card Balances
↓
Avoid Unnecessary New Credit
↓
Monitor Your Progress
↓
Build a Stronger Credit Profile

✨ Magic Tip
Paying off a credit card is great—but keeping the balance low every month is even better for building strong credit.

SMART STRATEGIES FOR IMPROVING YOUR CREDIT

Building Better Credit Starts With a Plan

Improving your credit doesn't require perfection—it requires consistency. Focusing on the financial habits you can control often leads to steady progress over time.

Whether your goal is buying a home, refinancing, or simply strengthening your financial future, these strategies can help you move in the right direction.

✅ PAY ON TIME

Make every payment by its due date. Consistent, on-time payments have the greatest positive impact on your credit.

💳 REDUCE CREDIT CARD BALANCES

Pay balances down whenever possible. Lower balances can improve your credit utilization ratio.

📋 CHECK YOUR CREDIT REPORT

Review your reports for inaccurate information and dispute errors when appropriate.

🏦 BUILD HEALTHY FINANCIAL HABITS

Create a budget, build an emergency fund, and avoid taking on unnecessary debt while improving your credit.



✨ Magic Tip

The goal isn't to have zero debt. The goal is to manage debt responsibly and demonstrate consistent financial habits.

WHY GOOD CREDIT MATTERS

The Benefits of Good Credit

A strong credit profile can open doors to better financial opportunities. While a good credit score doesn't guarantee loan approval, it may help you qualify for more loan programs, lower interest rates, and better borrowing terms.

Improving your credit isn't just about qualifying for a mortgage. Good credit can also make it easier to finance a vehicle, qualify for rental housing, obtain insurance, and reduce the overall cost of borrowing throughout your life.

🏠 BETTER MORTGAGE OPTIONS

A stronger credit profile may help you qualify for more home loan programs and better financing choices.

💰 LOWER INTEREST RATES

Higher credit scores often qualify for lower interest rates, which can reduce the total amount paid over the life of a loan.

📉 LOWER MONTHLY PAYMENTS

Better loan terms may result in lower monthly mortgage or loan payments.

🚗 EASIER LOAN APPROVALS

Good credit can also make it easier to qualify for auto loans, rental housing, insurance, and other financial opportunities.

🔓 GREATER FINANCIAL FLEXIBILITY

Good credit gives you more options when unexpected financial needs arise.

📈 LONG-TERM FINANCIAL HEALTH

Building and maintaining good credit is an investment in your future financial success.



✨ Magic Tip

Good credit doesn't just help you borrow money—it can help you borrow money at a lower cost.

YOUR RESPONSIBILITIES FOR BUILDING STRONG CREDIT

Building Strong Credit Requires Consistent Habits

Improving your credit takes commitment and consistency. While there are no instant solutions, practicing good financial habits every month can strengthen your credit over time.

The choices you make today may affect your ability to borrow money, qualify for a mortgage, and achieve future financial goals.

💳 PAY EVERY BILL ON TIME

Consistent on-time payments are one of the most important habits for building and maintaining good credit.

📊 KEEP CREDIT CARD BALANCES LOW

Try to use only a portion of your available credit instead of carrying high balances.

📅 REVIEW YOUR CREDIT REPORTS

Check your credit reports regularly for errors, outdated information, or signs of identity theft.

🚫 AVOID UNNECESSARY NEW DEBT

Only apply for new credit when it makes financial sense and avoid opening several accounts at once.

💵 FOLLOW A MONTHLY BUDGET

Managing your income and expenses helps you stay current on your financial obligations.

📈 BE PATIENT

Credit improvement takes time. Consistent financial habits often produce the best long-term results.



✨ Magic Tip

The best credit improvement plan is one you can follow every month—not just once in a while.

WHAT HAPPENS WHEN YOU START IMPROVING YOUR CREDIT?

Improving your credit is a process, not a single event. As you begin making on-time payments, reducing debt, and managing your finances responsibly, your credit profile may gradually become stronger.

Some improvements happen quickly, while others take months. The important thing is to stay consistent and avoid financial decisions that could slow your progress.

REVIEW YOUR CREDIT REPORT

Begin by understanding what's helping and hurting your credit.

CORRECT ERRORS

Dispute inaccurate information that may be affecting your credit history.

BUILD POSITIVE PAYMENT HISTORY

Pay every bill on time to establish consistent, positive credit habits.

TRACK YOUR PROGRESS

Monitor your credit regularly and celebrate improvements along the way.



Review Your Credit Report
↓
Correct Errors
↓
Pay Bills On Time
↓
Reduce Credit Card Balances
↓
Build Positive Credit History
↓
Monitor Your Progress
↓
Stronger Credit Profile
↓
Greater Financial Opportunities

✨ Magic Tip

Don't become discouraged if your score doesn't improve immediately. Strong credit is built one good financial decision at a time.

COMMON CREDIT MYTHS

Separating Fact From Fiction

There is a lot of misinformation about credit. Believing common myths can slow your progress or even hurt your credit score. Understanding how credit actually works helps you make smarter financial decisions and avoid costly mistakes.

MYTH #1
❌ Myth: Checking your own credit score lowers it.
✅ **Fact**: Checking your own credit is considered a soft inquiry and does not affect your credit score.

MYTH #2
❌ Myth: Closing old credit cards always improves your credit.
✅ **Fact**: Closing older accounts may shorten your credit history and increase your credit utilization.

MYTH #3
❌ Myth: You have to carry a balance to build credit.
✅ **Fact**: Paying your balance in full and on time can help build strong credit without paying unnecessary interest.

MYTH #4
❌ Myth: Paying off a collection immediately will always increase your credit score.
✅ **Fact**: Every situation is different. Depending on the type of collection and the scoring model used, the impact may vary.

MYTH #5
❌ Myth: Bad credit lasts forever.
✅ **Fact**: Responsible financial habits and the passage of time can help improve your credit profile.



✨ Magic Tip

The biggest obstacle to improving your credit isn't a low score—it's believing bad information.

FREQUENTLY ASKED QUESTIONS

Common Questions About Credit Improvement

Every person's financial situation is unique. Below are answers to some of the questions I hear most often about improving credit.

HOW LONG DOES IT TAKE TO IMPROVE MY CREDIT?
Every person's situation is different. Some people may see improvements within a few months, while more significant changes often take longer. Consistency is the key.

WHAT IS A GOOD CREDIT SCORE?
There is no single "perfect" score. Different lenders and loan programs have different requirements. In general, higher credit scores may provide access to more financing options and better interest rates.

SHOULD I CLOSE MY CREDIT CARDS AFTER I PAY THEM OFF?
Not necessarily. Keeping older accounts open may benefit your credit history and help maintain a lower credit utilization ratio.

HOW OFTEN SHOULD I CHECK MY CREDIT REPORT?
Review your credit reports at least once each year and consider monitoring your credit more frequently if you're preparing to apply for a mortgage or another major loan.

CAN I QUALIFY FOR A MORTGAGE WITH IMPERFECT CREDIT?
Possibly. Several mortgage programs are designed for borrowers with a variety of credit profiles. A mortgage professional can help you understand which options may fit your situation.

WILL PAYING OFF MY DEBT IMMEDIATELY RAISE MY SCORE?
Paying down debt is usually a positive step, but credit scores are influenced by several factors. The amount and timing of any score improvement varies from person to person.



✨ Magic Tip

Improving your credit is easier when you understand how it works. Never hesitate to ask questions before making important financial decisions.

CREDIT HABITS THAT BUILD FINANCIAL SUCCESS

Building Strong Credit Takes Consistency

There isn't one secret that creates excellent credit. Instead, strong credit is built through consistent financial habits practiced over time. Understanding these habits can help you prepare for future borrowing and strengthen your overall financial health.

Approx. Weight	Factor	What It Means
35%	**Payment History**	Paying every bill on time is the single biggest factor in your credit score. Even one late payment can have an impact.
30%	**Amounts Owed (Credit Utilization)**	How much of your available credit you're using. Keeping balances low generally helps your score.
15%	**Length of Credit History**	Older accounts provide lenders with a longer history of responsible borrowing.
10%	**New Credit**	Opening several new accounts or having multiple hard inquiries in a short period may temporarily lower your score.
10%	**Credit Mix**	Responsibly managing different types of credit, such as credit cards and installment loans, can contribute to a stronger credit profile.

While no one can control every part of their credit score overnight, understanding these five factors helps you focus your efforts where they'll have the greatest impact. Consistently paying bills on time and keeping credit card balances low are often the most effective ways to build stronger credit over time.



✨ Magic Tip

You don't need to improve all five areas at once. Focus first on payment history and credit card balances—they make up about 65% of your credit score.

BUILDING BETTER CREDIT: A REAL-LIFE TIMELINE

Credit Improvement Doesn't Happen Overnight

Improving your credit is a journey. Some changes, like lowering credit card balances, may help relatively quickly, while building a long history of on-time payments takes more time. The key is consistency and patience.

Time Frame	Possible Progress
30 Days	Review your credit reports, dispute errors, and create a realistic budget.
60–90 Days	Lower credit card balances and establish consistent on-time payments.
3–6 Months	Many people begin seeing measurable improvements if they maintain good financial habits.
6–12 Months	Strong payment history and lower debt may significantly strengthen your credit profile.
1 Year & Beyond	Continue building excellent credit through responsible borrowing and consistent financial management.

Building Credit

- Review credit reports
- Pay bills on time
- Lower balances
- Monitor progress

Maintaining Credit

- Continue good habits
- Avoid unnecessary debt
- Review reports annually
- Keep balances low



✨ Magic Tip

The biggest mistake people make is giving up too soon. Keep making smart financial decisions, even if your score doesn't change immediately.

REAL-LIFE CREDIT IMPROVEMENT STORIES

Every Credit Journey Is Different

No two people have the same credit history or financial goals. These examples show how different borrowers improved their credit by focusing on responsible financial habits and long-term planning.

👨‍👩‍👧 Scenario 1 – Rebuilding After Medical Bills

After unexpected medical expenses affected her credit, Jennifer created a payment plan, reduced her credit card balances, and improved her score enough to qualify for a mortgage the following year.

🎓 Scenario 2 – Young Professional Building Credit

Michael had very little credit history. By responsibly using a secured credit card and making every payment on time, he established strong credit and became mortgage-ready.

🪖 Scenario 3 – Veteran Preparing to Buy

After reviewing his credit with a mortgage professional, David paid down debt, corrected reporting errors, and successfully qualified for a VA home loan.

🏡 Scenario 4 – Homeowner Preparing to Refinance

Lisa wanted to refinance her mortgage. By lowering her credit card balances and avoiding new debt for several months, she improved her credit profile and qualified for more favorable loan terms.



✨ Magic Tip

Your past doesn't determine your future. Consistent financial habits can help create new opportunities over time.

MAINTAINING GREAT CREDIT

Building a strong credit score is a major accomplishment, but maintaining it requires ongoing attention. Responsible financial habits can help you preserve your credit and prepare for future financial opportunities, whether you're buying a home, refinancing, or applying for another loan.

💳 KEEP BALANCES LOW

Best For

- Maintaining a healthy credit utilization ratio
- Improving borrowing power
- Strengthening your credit profile

Benefit

Using only a small portion of your available credit demonstrates responsible credit management and may help maintain a stronger credit score.

💰 BUILD AN EMERGENCY FUND

Best For

- Unexpected expenses
- Avoiding unnecessary debt
- Financial peace of mind

Benefit

Emergency savings can help prevent relying on credit cards during unexpected financial challenges.

📅 PAY EVERY BILL ON TIME

Best For

- Building payment history
- Maintaining strong credit
- Qualifying for future loans

Benefit

A long history of on-time payments is one of the strongest indicators of responsible credit management.

📈 REVIEW YOUR CREDIT REGULARLY

Best For

- Monitoring progress
- Detecting identity theft
- Correcting reporting errors

Benefit

Regularly reviewing your credit reports helps you identify problems early and track your financial improvement.



✨ Magic Tip

Think of your credit score like your health. Small, consistent habits usually produce the best long-term results.

ARE YOU READY TO IMPROVE YOUR CREDIT?

Preparing for Better Financial Opportunities

Improving your credit isn't about reaching a perfect score. It's about creating financial habits that position you for future success. Whether your goal is buying a home, refinancing, or simply strengthening your financial health, this checklist can help you evaluate your progress.

CREDIT IMPROVEMENT CHECKLIST

□ I know my approximate credit score.
□ I have reviewed all three credit reports.
□ I understand which accounts may be hurting my credit.
□ I pay my bills by their due dates.
□ I am working to lower my credit card balances.
□ I avoid applying for unnecessary new credit.
□ I have created a realistic monthly budget.
□ I am building emergency savings.
□ I have a written credit improvement plan.
□ I would like help preparing for a future mortgage.



✨ Magic Tip

Do not make major credit changes without understanding how they may affect your score. Paying off or closing the wrong account can sometimes create an unexpected result.

YOUR NEXT STEPS

✓ Obtain copies of your credit reports.

✓ Review each report for errors or unfamiliar accounts.

✓ Bring past-due accounts current when possible.

✓ Make every payment on time.

✓ Reduce high credit card balances.

✓ Avoid unnecessary new debt.

✓ Monitor your progress regularly.

✓ Meet with a trusted mortgage professional before making major changes.

MEET TRES MILLER

Helping Utah Consumers Prepare for Better Mortgage Opportunities Since 1995



I believe every consumer deserves honest education, clear answers, and professional guidance—not sales pressure.

My commitment is to help individuals and families understand their mortgage options so they can confidently purchase a home that supports their financial goals.

My Story

For more than 30 years, I have helped Utah families understand mortgages, credit requirements, and the steps needed to become successful homeowners.

As The Magic Mortgage Lender and a U.S. Army Veteran, I believe people deserve clear answers, honest guidance, and practical strategies—not pressure or unrealistic promises.

I am not a credit repair company. My role is to help consumers understand how their credit may affect mortgage qualification and how responsible financial planning can improve future opportunities.

Experience

✔️ Residential Mortgage Loan Officer Since 1995
✔️ Credit and Mortgage Readiness Education
✔️ First-Time Homebuyer Specialist
✔️ FHA Loan Specialist
✔️ VA Loan Specialist
✔️ Conventional Loan Specialist
✔️ Reverse Mortgage Specialist
✔️ Refinance and Home Equity Strategies
✔️ Licensed Mortgage Loan Originator
✔️ U.S. Army Veteran

Why I Do This

Credit problems can make people feel discouraged, embarrassed, or unsure where to begin. My goal is to remove the confusion and help people understand what lenders actually look for.

I help future homebuyers, current homeowners, Veterans, and Utah families review their mortgage options and develop practical plans for becoming financially prepared. Whether you are rebuilding after a setback, preparing to purchase a home, or trying to qualify for better financing, education is always the first step.

Schedule Your Free Credit & Mortgage Readiness Consultation

Tres Miller
The Magic Mortgage Lender
Residential Mortgage Loan Officer
NMLS #217768
📞 435-229-9797
🌐 UtahHomeownershipAuthority.com
📧 TMiller@JMJ.me
📍 Serving Utah Homebuyers and Homeowners Throughout Utah

My Philosophy:
"Better credit begins with better information and a realistic plan."
— Tres Miller

CREDIT IMPROVEMENT GLOSSARY

Understanding Common Credit Terms

Credit Score
A three-digit number that helps lenders evaluate how you've managed credit over time.

Installment Loan
A loan with fixed monthly payments over a set period, such as an auto loan or mortgage.

FICO® Score
One of the most commonly used credit-scoring models used by mortgage lenders.

Payment History
Your record of making payments on time. This is the largest factor affecting most credit scores.

Credit Utilization
The percentage of your available revolving credit that you're currently using.



Hard Inquiry
A credit check that usually occurs when you apply for new financing and may temporarily affect your score.

Soft Inquiry
A credit check that does not affect your score, such as checking your own credit.

Collection Account
A debt that has been transferred to a collection agency because it was not paid as agreed.

Charge-Off
A debt a lender has written off as a loss, although the balance may still be legally owed.

Debt-to-Income Ratio (DTI)
The percentage of your monthly income used to pay recurring debts. While important for mortgage approval, it is not part of your credit score.

Revolving Credit
Credit that can be borrowed repeatedly, such as credit cards and home equity lines of credit.

✨ Magic Tip

Understanding credit terminology helps you make smarter financial decisions and ask better questions when preparing for a mortgage.

CREDIT IMPROVEMENT ACTION PLAN

Prepare for Your Personalized Credit & Mortgage Consultation

Getting Ready for Your Consultation

Preparing a few details before your consultation allows your mortgage professional to provide more accurate recommendations and helps answer your questions more efficiently.

PERSONAL INFORMATION

Current Credit Score (Approx.) _____
Target Credit Score _____
Desired Timeframe _____
Primary Financial Goal _____
(Mortgage • Refinance • HELOC • Auto Loan • Other)

MY CREDIT GOALS

□ Improve my credit score
□ Qualify for a mortgage
□ Refinance my current loan
□ Reduce my credit card balances
□ Establish positive credit history
□ Correct credit report errors
□ Improve my debt-to-income ratio
□ Other _____



MY ACTION PLAN

□ Review all three credit reports
□ Pay every bill on time
□ Reduce my highest credit card balance
□ Avoid unnecessary new credit
□ Build an emergency savings fund
□ Monitor my credit monthly
□ Schedule a mortgage readiness consultation
□ Continue improving my financial habits

QUESTIONS I WANT ANSWERED

_____
_____
_____
_____

DOCUMENTS TO BRING

✔️ Government-issued Photo ID

✔️ Recent Pay Stubs

✔️ Recent Bank Statements

✔️ List of Monthly Debts

✔️ Recent Credit Report (if available)

✔️ Questions About My Financial Goals

✨ Magic Tip

The more organized you are before meeting with a mortgage professional, the easier it is to develop a plan that fits your financial goals.

NEXT STEPS & TRUSTED RESOURCES

Ready to Take the Next Step?
Schedule Your Free Credit & Mortgage Readiness Consultation

Continue Building Better Credit

Improving your credit is one of the smartest financial investments you can make. Every positive financial decision helps strengthen your credit profile and prepares you for future borrowing opportunities.

Whether your goal is buying a home, refinancing, purchasing a vehicle, or simply improving your financial health, understanding how credit works allows you to make informed decisions with confidence.

YOUR NEXT STEPS

✓ Review your current credit profile.
✓ Create a written improvement plan.
✓ Build healthy financial habits.
✓ Schedule a Credit & Mortgage Readiness Consultation.



TRUSTED RESOURCES

Consumer Financial Protection Bureau (CFPB)
Educational information about credit reports, credit scores, debt management, budgeting, and consumer rights.

AnnualCreditReport.com
The official website authorized by federal law where consumers can obtain free credit reports from Equifax, Experian, and TransUnion.

Federal Trade Commission (FTC)
Information about identity theft, fraud prevention, consumer protection, and credit-related scams.

Your Mortgage Professional
Every financial situation is different. A qualified mortgage professional can help you understand how your credit may affect your borrowing options and develop a plan for future mortgage readiness.

BEFORE YOU DECIDE

✓ Review all three credit reports.
✓ Understand which accounts affect your score.
✓ Avoid making large financial changes without a plan.
✓ Continue making every payment on time.
✓ Monitor your progress regularly.
✓ Ask questions before making important financial decisions.

✨ Magic Tip

Your credit score is only one part of your financial story. Responsible habits practiced consistently over time can create opportunities for years to come.

THANK YOU FOR READING

Thank You

Thank you for taking the time to read The Utah Credit Improvement Consumer Guide.

I hope this guide has helped you better understand how credit works and given you the confidence to take positive steps toward improving your financial future.

Building stronger credit doesn't happen overnight, but every on-time payment, every smart financial decision, and every responsible borrowing choice moves you closer to your goals. My goal has always been to provide honest education, answer your questions, and help Utah families make informed financial decisions—not simply recommend a loan.

Education comes before recommendations.

As both **The Magic Mortgage Lender** and a **U.S. Army Veteran**, I believe trust, education, and integrity should guide every financial decision.

Whether you're preparing to purchase a home, refinance your mortgage, or simply strengthen your financial position, I would be honored to help you understand your options.



"Better credit creates better opportunities. The first step is understanding how credit really works."

— Tres Miller

Helping Utah families make informed mortgage and financial decisions through education, trust, and professional guidance since 1995.

To every Utah family working to improve their credit and strengthen their financial future, thank you for investing the time to learn. Every positive financial decision you make today can create greater opportunities tomorrow. I wish you continued success on your financial journey.

Contact Information

Tres Miller
The Magic Mortgage Lender
Residential Mortgage Loan Officer
U.S. Army Veteran
NMLS #217768
📞 **435-229-9797**
🌐 UtahHomeownershipAuthority.com
✉️ **TMiller@JMJ.me**

Schedule Your Free Credit & Mortgage Readiness Consultation

✨ Magic Tip

The best time to start improving your credit was years ago. The next best time is today. Small steps taken consistently can lead to lasting financial success.