WELFARE TO WEALTH

RESOURCE LIBRARY

OWNERSHIP & WEALTH BUILDING

BUILD ASSETS. CREATE OPTIONS.

Build a legacy that lasts.

HOMEOWNERSHIP | INVESTMENTS | SAVINGS | BUSINESS | EDUCATION | LEGACY

SURVIVAL → STABILITY → OWNERSHIP → LEGACY

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HOMEOWNERSHIP READINESS ASSESSMENT

Assess where you are today. Take action for tomorrow.

DIRECTIONS:
Rate each area based on your current situation. Use the scoring guide to the right.

SCORING GUIDE

1	2	3	4	5
Needs Work	Fair	Good	Very Good	Excellent

CATEGORY	WHAT WE LOOK AT	YOUR SCORE	NOTES / ACTION STEPS
1. **INCOME** Your income is sufficient, consistent, and able to support homeownership costs.	1 2 3 4 5		
2. **EMPLOYMENT STABILITY** You have a stable job history and reliable income.	1 2 3 4 5		
3. **CREDIT** Your credit score and history support loan approval.	1 2 3 4 5		
4. **DEBT** Your debt is manageable and within healthy limits.	1 2 3 4 5		
5. **EMERGENCY SAVINGS** You have 3–6 months of expenses saved for emergencies.	1 2 3 4 5		
6. **DOWN-PAYMENT SAVINGS** You are saving consistently toward your down payment and closing costs.	1 2 3 4 5		
7. **HOMEOWNERSHIP KNOWLEDGE** You understand the homebuying process, mortgage basics, and ongoing responsibilities.	1 2 3 4 5		

YOUR TOTAL SCORE (Add your scores above) ______ / 35

TIP: The higher your score, the closer you are to homeownership!

YOUR RESULTS

0 – 16 POINTS
Preparing

You are on the path, but there's work to do. Focus on building a strong foundation in the key areas listed above.

NEXT STEPS:
- Create a budget
- Reduce debt
- Build emergency savings
- Learn more about credit

→

17 – 27 POINTS
Building Readiness

You're making progress and building strong habits. Stay consistent and close the gaps.

NEXT STEPS:
- Strengthen your credit
- Increase savings
- Research loan options
- Get pre-qualified

→

28 – 35 POINTS
Nearly Ready

You're almost there! Fine-tune your plan and prepare to take action with confidence.

NEXT STEPS:
- Get pre-approved
- Save for closing costs
- Find a trusted real estate agent
- Start your home search!

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DOWN PAYMENT SAVINGS PLANNER

Plan today. Save consistently. Own tomorrow.

MY HOME GOAL

TYPE OF HOME I WANT: ______________________

LOCATION: ______________________

ESTIMATED HOME PRICE: $____________

TARGET DOWN PAYMENT %: ________ %

TARGET DOWN PAYMENT AMOUNT: $____________

CURRENT SAVINGS	TARGET AMOUNT	MONTHLY CONTRIBUTION	TARGET DATE TO REACH GOAL
$____________	$____________	$____________	___ / ___ / _____

MY SAVINGS PROGRESS

100% — GOAL REACHED! $____________

90%

80%

70% — ALMOST THERE! $____________

60%

50%

40% — KEEP GOING! $____________

30%

20%

10% — JUST STARTED! $____________

0%

YOU'VE GOT THIS!
Small steps today,
big rewards tomorrow.

SAVINGS MILESTONES

MILESTONE	SAVINGS GOAL	TARGET DATE	DATE REACHED
10%	$________	___ / ___ / _____	___ / ___ / _____
20%	$________	___ / ___ / _____	___ / ___ / _____
30%	$________	___ / ___ / _____	___ / ___ / _____
40%	$________	___ / ___ / _____	___ / ___ / _____
50%	$________	___ / ___ / _____	___ / ___ / _____
60%	$________	___ / ___ / _____	___ / ___ / _____
70%	$________	___ / ___ / _____	___ / ___ / _____
80%	$________	___ / ___ / _____	___ / ___ / _____
90%	$________	___ / ___ / _____	___ / ___ / _____
100% GOAL REACHED!	$________	___ / ___ / _____	___ / ___ / _____

REMEMBER:
Consistency is the bridge between dreaming and owning.

WHY I'M DOING THIS:

____

____

____

MONTHLY ACTION PLAN

AUTO-SAVE AMOUNT: $__________ DATE SETUP: ___ / ___ / _____

PAYDAY CONTRIBUTION: $__________ DAY OF MONTH: ________

SAVINGS ACCOUNT: ______________________

OTHER WAYS I WILL SAVE:

____

____

____

NOTES & MOTIVATION

____

____

____

____

____

____

____

____

____

"I'm building more than a house — I'm building a future."

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CREDIT READINESS ACTION PLAN

Stronger credit. More options. Greater opportunities.

SURVIVAL → STABILITY → OWNERSHIP → LEGACY

TODAY'S DATE: ____________

REVIEW PERIOD: ____________

CURRENT CREDIT SCORE (if known): ____________

GOAL CREDIT SCORE: ____________

MY CREDIT HEALTH AT A GLANCE

1. CREDIT-REPORT REVIEW	2. PAYMENT HISTORY	3. BALANCES / UTILIZATION	4. COLLECTIONS / ERRORS	5. CREDIT MIX / AGE OF CREDIT
Check your credit report for accuracy.	Late payments hurt your score the most.	Keep balances low compared to limits.	Resolve collections and dispute errors.	A healthy mix and longer history help.
CURRENT STATUS	CURRENT STATUS	CURRENT STATUS	CURRENT STATUS	CURRENT STATUS
☐ Excellent	☐ Excellent	☐ Excellent	☐ Excellent	☐ Excellent
☐ Needs Work	☐ Needs Work	☐ Needs Work	☐ Needs Work	☐ Needs Work
☐ Needs Attention	☐ Needs Attention	☐ Needs Attention	☐ Needs Attention	☐ Needs Attention
NOTES:	NOTES:	NOTES:	NOTES:	NOTES:

DETAILED REVIEW & ACTION PLAN

AREA TO IMPROVE	WHAT I FOUND	IMPACT ON SCORE (High / Medium / Low)	SPECIFIC ACTIONS I WILL TAKE	TARGET DATE	COMPLETED ✓
1. CREDIT-REPORT REVIEW Accuracy, accounts, inquiries, personal information.					☐
2. PAYMENT HISTORY On-time payments, late payments, delinquencies.					☐
3. BALANCES / UTILIZATION Credit card balances and credit utilization rate.					☐
4. COLLECTIONS / ERRORS Collections, charge-offs, judgments, or reporting errors.					☐
5. CREDIT MIX / AGE OF CREDIT Types of credit and length of credit history.					☐

MY CREDIT GOALS

I will increase my credit score to: ____________

by (date): ____________

Why this matters to me:

SMART ACTION SUMMARY

Top 3 actions I will focus on first:

1. ____________ Target Date: ____________
2. ____________ Target Date: ____________
3. ____________ Target Date: ____________

I will review my progress every: ☐ 30 Days ☐ 60 Days ☐ 90 Days

QUICK WINS I CAN DO TODAY

- Pull my credit reports (AnnualCreditReport.com)
- Set up payment reminders / autopay
- Pay down high balances
- Dispute any errors
- Avoid opening unnecessary new accounts

“Your credit is a tool that can open doors to the life you're building.

NOTES & REFLECTION

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INTRODUCTION TO INVESTING

WORKSHEET

Learn today. Invest intentionally. Build wealth tomorrow.

SURVIVAL → STABILITY → OWNERSHIP → LEGACY

NAME: ______________________ DATE: ______________

1. WHAT IS INVESTING?

Investing is using your money to buy assets that have the potential to grow in value over time. The goal is to build wealth, reach financial goals, and create financial freedom.

Why invest?

- Grow your money over time
- Beat inflation
- Achieve financial goals
- Build generational wealth

2. UNDERSTANDING RISK & REWARD

Generally, the higher the potential return, the higher the risk.

LOWER RISK Lower Potential Return	MODERATE RISK Moderate Potential Return		HIGHER RISK Higher Potential Return
Savings Accounts CDs	Bonds	Balanced Funds	Stocks Real Estate

Your risk tolerance depends on your goals, time horizon, income stability, and comfort with market ups and downs.

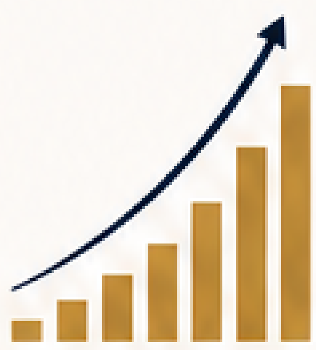
3. THE POWER OF COMPOUND GROWTH

Earning returns on your money—and on the returns—over time.

Example:

Invest $200/month with an average 7% annual return

TIME	TOTAL CONTRIBUTIONS	ESTIMATED VALUE
10 YEARS	$24,000	$33,982
20 YEARS	$48,000	$82,611
30 YEARS	$72,000	$159,389
40 YEARS	$96,000	$283,731



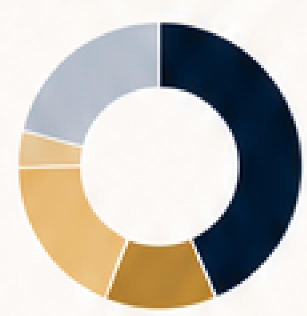
Time + Consistency + Patience = Wealth

4. THE IMPORTANCE OF DIVERSIFICATION

Diversification means spreading your money across different investments to reduce risk.

Don't put all your eggs in one basket.

A diversified portfolio may include:



- Stocks
- Bonds
- Real Estate
- Commodities
- Cash Equivalents

Diversification does not guarantee a profit or protect against loss, but it can help manage risk.

5. RETIREMENT ACCOUNTS (INVEST IN YOUR FUTURE)

Retirement accounts offer tax advantages to help your money grow faster.

ACCOUNT TYPE	WHAT IT IS	TAX ADVANTAGE	WHO IT'S FOR
401(k)	Employer-sponsored retirement plan.	Contributions may be pre-tax. Taxes paid in retirement.	Employees with employer access.
IRA	Individual Retirement Account.	Traditional: Tax-deferred Roth: Tax-free growth and withdrawals.	Anyone with earned income.
ROTH IRA	Roth Individual Retirement Account.	Contributions made with after-tax dollars. Tax-free growth and withdrawals.	Income limits apply.
SEP IRA	Retirement account for self-employed individuals.	Contributions are tax-deductible.	Self-employed or small business owners.

6. KEY INVESTMENT TERMINOLOGY

Asset	Something of value that can generate income or grow in value.
Stock (Equity)	Ownership in a company.
Bond (Fixed Income)	A loan to a company or government that pays interest.
Mutual Fund	A pool of money invested in a variety of securities.
ETF (Exchange-Traded Fund)	A type of fund that trades like a stock.
Return	The profit or loss on your investment.
Volatility	How much an investment's price goes up and down.
Inflation	The rise in prices over time that reduces the purchasing power of money.

QUICK CHECK: WHAT DID I LEARN?

1. Why is investing important? ______________________
2. What is the benefit of compound growth? ______________________
3. What is diversification and why is it important? ______________________
4. Which retirement account might be right for me? Why? ______________________

MY NEXT STEPS

- [ ] I will start or increase my emergency fund.
- [ ] I will pay down high-interest debt. __________
- [ ] I will learn more about __________
- [ ] I will start investing in __________
- [ ] I will speak with a financial professional.

> "The best time to invest was yesterday. The second best time is today."

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NET WORTH TRACKER

Assets minus Liabilities = Net Worth

This is important because it begins shifting the measurement from:
"How much do I make?" to "What am I building?"

Today, I choose to build *generational wealth.*

NAME: ______________________ DATE STARTED: ____ / ___ / _____ CURRENCY: __________

ASSETS (WHAT YOU OWN)

ITEM	CURRENT VALUE
Cash & Savings (Checking, Savings)	$ ________
Emergency Fund	$ ________
Investments (Brokerage, Roth IRA, etc.)	$ ________
Retirement Accounts (401k, IRA, etc.)	$ ________
Real Estate (Market Value)	$ ________
Vehicles (Market Value)	$ ________
Business Ownership	$ ________
Personal Property (Jewelry, Collectibles, etc.)	$ ________
Other Assets (Specify) ________	$ ________
TOTAL ASSETS	$ ________

LIABILITIES (WHAT YOU OWE)

ITEM	CURRENT BALANCE
Mortgage / Home Loan	$ ________
Auto Loans	$ ________
Student Loans	$ ________
Credit Cards	$ ________
Personal Loans	$ ________
Medical Debt	$ ________
Other Debt (Specify) ________	$ ________
Other Debt (Specify) ________	$ ________
TOTAL LIABILITIES	$ ________

YOUR NET WORTH

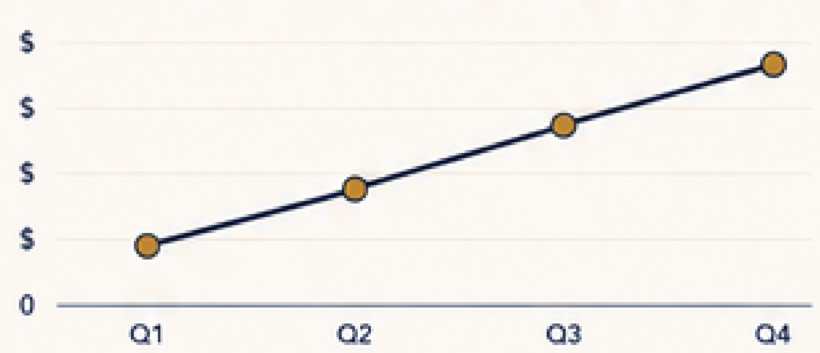
TOTAL ASSETS	–	TOTAL LIABILITIES	=	YOUR NET WORTH
$ ________	-	$ ________	=	$ ________

Your net worth is a snapshot of your financial position today.
The goal is progress, not perfection.

QUARTERLY NET WORTH TRACKING

QUARTER	DATE	TOTAL ASSETS	TOTAL LIABILITIES	NET WORTH (ASSETS – LIABILITIES)	CHANGE FROM PREVIOUS QUARTER
Q1 JAN – MAR	___ / ___ / ____	$ ________	$ ________	$ ________	$ ________
Q2 APR – JUN	___ / ___ / ____	$ ________	$ ________	$ ________	$ ________
Q3 JUL – SEP	___ / ___ / ____	$ ________	$ ________	$ ________	$ ________
Q4 OCT – DEC	___ / ___ / ____	$ ________	$ ________	$ ________	$ ________

NET WORTH PROGRESS OVER TIME



YEAR-END SUMMARY

Beginning Net Worth (Q1)	$ ________
Ending Net Worth (Q4)	$ ________
Total Change for the Year	$ ________
% Change	________ %

CONSISTENCY TODAY. WEALTH TOMORROW.

WHAT I'M BUILDING

This year, I am building: ________________

My top 3 financial goals:

1. ________________
2. ________________
3. ________________

NEFLECTION

What contributed most to my growth this quarter? ________________

- What area do I need to improve? ________________
- What action will I take next quarter? ________________

"Wealth is not about how much you make. It's about how much you keep, grow, and build over time.

REMEMBER

- Track your net worth at least once per quarter.
- Focus on increasing assets and reducing liabilities.
- Small steps consistently create big results.
- You are building generational wealth!

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LEGACY & ASSET-BUILDING PLANNER

Build assets today. Create options tomorrow. Leave a legacy that lasts.

SURVIVAL → STABILITY → OWNERSHIP → LEGACY

LEGACY ISN'T WHAT YOU LEAVE.
IT'S WHAT YOU BUILD THAT LASTS BEYOND YOU.

NAME: ____________________ DATE: ___/___/_____ TODAY'S DATE: ___/___/_____

MY LEGACY VISION

What kind of legacy do I want to leave?

I AM BUILDING A LEGACY THAT:

- ☐ Provides financial security for my family
- ☐ Creates generational wealth
- ☐ Opens doors & creates opportunities
- ☐ Reflects my values and faith
- ☐ Empowers and blesses others
- ☐ Leaves a lasting impact

1 SAVINGS

Purpose: Build financial security and prepare for life's opportunities and emergencies.

MY GOALS

-
-
-

CURRENT STATUS

Emergency Fund: $________
Short-Term Savings: $________
Other Savings Goals: $________

NEXT STEP

2 RETIREMENT

Purpose: Create income freedom and enjoy the life I've worked hard to build.

MY GOALS

-
-
-

CURRENT STATUS

Retirement Accounts Total: $________
Monthly Contribution: $________
Target Retirement Age: ________

NEXT STEP

3 HOMEOWNERSHIP

Purpose: Build equity, create stability, and leave a valuable asset for future generations.

MY GOALS

-
-
-

CURRENT STATUS

Current Home Value: $________
Home Equity: $________
Next Home Goal: $________

NEXT STEP

4 INVESTMENTS

Purpose: Grow wealth over time and create multiple streams of income.

MY GOALS

-
-
-

CURRENT STATUS

Investments Total: $________
Monthly Investment: $________
Target Rate of Return: ________%

NEXT STEP

5 EDUCATION

Purpose: Invest in knowledge today to increase earning potential tomorrow.

MY GOALS

-
-
-

CURRENT STATUS

My Education Goals: ________
Children's Education Fund: $________
Education Savings Total: $________

NEXT STEP

6 BUSINESS OWNERSHIP

Purpose: Create income, impact, and freedom through business ownership.

MY GOALS

-
-
-

CURRENT STATUS

Business Idea/Stage: ________
Business Value: $________
Monthly Business Income: $________

NEXT STEP

7 ESTATE-PLANNING CONSIDERATIONS

Purpose: Protect my assets, provide for my loved ones, and ensure my legacy.

MY GOALS

-
-
-

CURRENT STATUS

- ☐ Will Created
- ☐ Beneficiaries Updated
- ☐ Power of Attorney
- ☐ Health Care Directive
- ☐ Life Insurance in Place
- ☐ Assets Organized

NOTES:

NEXT STEP

MY TOTAL LEGACY SNAPSHOT

TOTAL ASSETS
$ ________

+

TOTAL BUSINESS VALUE
$ ________

+

FUTURE INCOME POTENTIAL
$ ________

=

MY LEGACY WORTH
$ ________

"I am building more than wealth. I am building a legacy."

LEGACY IMPACT

How will my legacy impact my family and future generations?

MY TOP 5 LEGACY PRIORITIES

1. ________
2. ________
3. ________
4. ________
5. ________

ACTION PLAN

What I will do in the next 90 days to move my legacy forward.

ACTION STEP	DEADLINE	COMPLETED
	___/___/___	☐
	___/___/___	☐
	___/___/___	☐
	___/___/___	☐
	___/___/___	☐

REMEMBER:

- Consistency builds wealth.
- Wealth builds options.
- Legacy creates impact.

I WILL REVIEW MY LEGACY PLAN:
☐ QUARTERLY ☐ EVERY 6 MONTHS ☐ ANNUALLY
NEXT REVIEW DATE: ___/___/_____

MY WHY
Why I am building this legacy: