

## Food For Thought Continued



to being 'way ahead'. Just a little food for thought. You can obtain investment properties with as little as 5% down and most or all of the investment could come from your current home equity. Contact any of us at Heritage National Mortgage and we will be happy to explain some of the financing programs available to help you start on your way to 'getting ahead.'

## Buzz Today By Pava Leyrer & Kevin Vink

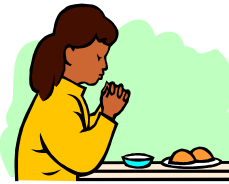
It seems the buzz today is "what is your rate" or "how low will they go?" Here are several reasons to consider refinancing or taking a second mortgage line of credit so you will know what to tell your friends.



- You're current rate is over 6.75% or one that adjusts. There can be reasons for higher rates but in today's market even with a few credit problems, you can receive a lower rate than in the past few years.
- You're paying for private mortgage insurance (PMI). If you are paying PMI, now would be a good time to find out what options you have to reduce or remove it. You do not have to have 20% to make this option possible with combo loans now more readily available.
- You have other high-rate debt. Mortgage debt usually carries the lowest rate available, and the interest is currently tax deductible. If you have available equity in your home, you may want to opt for a cash out refinance or a HELOC (home equity line of credit) – and consolidate credit cards, vehicles, and you're mother-in-law (Kevin's idea.) Remember you bribed her to let you marry her daughter – you snake – now you've got to come clean and at a good rate to boot.
- You have a jumbo loan. A jumbo mortgage is any amount over \$333,700. These rates have been decreasing & can give a larger savings with even a small rate difference.
- You want to pay off your home faster. This is a novel idea; one that more people should take advantage of. Refinancing isn't always about cutting your rate. Low-rate periods also create an opportunity for you to shorten your loan term.
- You are looking for investment options. There are various opportunities to use some of your equity for investment or home improvement, to build even more equity.

## Thanksgiving

As we reflect on the many things we have to be thankful for; family, children, jobs, homes, and especially freedom, Heritage National Mortgage would like to give you the opportunity to express your feelings on being thankful in writing.



Submit your e-mail, mailed, or even called entries to us at [pam@hnmc.net](mailto:pam@hnmc.net) or 4466 Heritage Court Suite D, and you will be entered to win **free massage gift certificates** to help you relax before the holiday season begins.

Entries can be as short or long as you want to make them. Deadline is November 19, 2004. Please feel free to contact our office with any questions.

## Our Staff

Pava Leyrer	Brian Leyrer
Kevin Vink	Rob Stacey
Robin Fager	Denise Hofstra
Holly Gosko	Amy Perrin

Additional Support: Pam Flikkema; Matt Leyrer; Katy Felver; Jean Lietzke

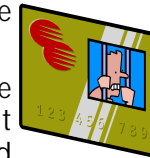
## Who's Watching You ?



## Tip of the Month

It was recently announced that identity theft was now the number one white collar crime in the United States. Our once care-free attitude about our personal names, addresses, phone numbers etc. is now replaced with caution, anger, and even fear of having our identity "stolen" and financial health ruined.

A couple of tips to be aware of the next time you need to use your credit card (which is always for me) and personal information to help keep you more aware and secure.



- While waiting in line to pay with a credit card, keep the card in your pocket or purse until needed by the cashier. Clever thieves are using photo capable cell phones to take pictures of your card to get the number, expiration, name etc. They create fake cards and ID's with the information obtained and become "you."
- Only carry the necessary personal information for the day's activities. Do not carry extra items such as receipts, bills (utility, phone, credit, bank), in your purse. Do not let someone stand close enough to read or see the transaction you are completing at the store or ATM.
- Watch your statements-bank and credit carefully. Match them to your receipts. This will help you know sooner if something is not right.

## The Wood-pecker might have to go!

This is from an HNMC friend to make you smile. Nathan sent it to me and I thought I would share with everyone.



Everything I need to know about life, I learned from Noah's Ark.

- One:** Don't miss the boat.
- Two:** Remember that we are all in the same boat.
- Three:** Plan ahead. It wasn't raining when Noah built the Ark.
- Four:** Stay fit. When you're 600 years old, someone may ask you to do something really big.
- Five:** Don't listen to critics; just get on with the job that needs to be done.
- Six:** Build your future on high ground.
- Seven:** For safety's sake travel in pairs.
- Eight:** Speed isn't always an advantage. The snails were on board with the cheetahs.
- Nine:** When you're stressed, float a while.
- Ten:** Remember, the Ark was built by amateurs; the Titanic by professionals.
- Eleven:** No matter the storm, when you are with God, there's always a rainbow waiting.

## Rivertown Rams

By Rob Stacey

The Rams season is now complete and we are excited to start the planning for the upcoming 2005 season.

The **Rivertown Rams** are a non-profit 501(c)3 corporation. Rob, Brian and Pava are the principles of the **Rams** and have named *Juvenile Diabetes* and *Habitat for Humanity* as charities. Sponsorships are available for next season and we would be happy to discuss with you all opportunities.



Open tryouts will be held in March 2005 for the Rivertown Rams Players and Stampede Cheer & Dance team. If you or anyone you know are interested please check the **Rams** website:

[www.rivertownrams.com](http://www.rivertownrams.com)

or call 616-915-0367

## The Quote Corner

By Holly Gosko

Lazy hands make a man poor, but diligent hands bring wealth.



Proverbs 10:4



Phone: 616-

4466 Heritage Court Suite D 534-4993

Email: heritage@hmc.net

*From Our Family To Yours*

PRSR STD  
U.S. POSTAGE PAID  
GRAND RAPIDS, MI  
PERMIT NO. 371



# DUE DILIGENCE

Issue 50 November 2004

## Food For Thought By Jean Lietzke



*Financing Dreams  
One Home at a Time*

The saying, "anything worthwhile is usually hard work" is very true. Sometimes you have to work and wait a long time for the results of your hard work to pay off. I know of what I speak from personal experience. I'm referring to ownership in investment properties. My husband and I have had apartment houses for over 30 years. They all have been older homes where the upstairs level was converted into a one or two bedroom apartment; the main floor having two or three bedrooms.

This process was started with the intent of buying the first home to help bring in extra monthly income and then at the time one of the children graduated from high school and started college the house would be sold and the proceeds used to pay for their college education. Then a second house was purchased for the second child; and then a third. The really good news in this story is that when the children were ready to start college the investment properties had been owned long enough the monthly income had increased to a point where it covered the costs of their education without them having to be sold. 10 years later; one-by-one the homes were being paid off. At this point in time we're looking at the possibility of being able to retire five years early and how selling one of these houses each year over the next five years will provide us with the extra cushion needed to live comfortably in retirement. It will allow us to have some of those "extras" we had to go without during earlier years.

While I'm not advocating a person go to quite the degree we did; owning nine houses with a total of 19 apartments, I firmly believe that just one two-family property if owned 12-15 years will make the difference in your life between just 'getting by' or 'getting ahead'. If you find yourself wanting to invest in several properties, seek advice and planning, so you too may find yourself on the road

## November 2004

SUN	MON	TUE	WED	THU	FRI	SAT
	<b>1 All Saint's Day</b>	<b>2 VOTE</b>	<b>3 Sandwich Day</b>	<b>4</b>	<b>5</b>	<b>6</b>
<b>7</b>	<b>8</b>	<b>9</b>	<b>10 Fed Meets</b>	<b>11 Veterans Day</b>	<b>12</b>	<b>13</b>
<b>14</b>	<b>15 Opening Deer Season</b>	<b>16</b>	<b>17</b>	<b>18 Mickey Mouse's Birthday</b>	<b>19</b>	<b>20 National Adoption Day</b>
<b>21</b>	<b>22 JFK's Assassination</b>	<b>23</b>	<b>24</b>	<b>25 Thanksgiving Day</b>	<b>26 Sale Shopping Day</b>	<b>27</b>
<b>28</b>	<b>29</b>	<b>30 25 days til Christmas</b>				

## Contents

Food For Thought	Page 1
Food cont...	Page 2
Buzz Today	Page 2
Our Staff	Page 2
Contest	Page 2
Rams	Page 3
Quote Corner	Page 3
Tip of the Month	Page 3
Calendar	Page 4