

Know Your Debt-to-Credit Ratio *By Amy Perrin*

You may know what your debt-to-income ratio is but have you ever heard of your debt-to-credit ratio? I admit that it was not a familiar term for me either. It is the ratio that the credit repositories use to calculate your credit score. It is not the only thing they look at when calculating your score but it does comprise about 30 percent of your score. Only your payment history affects your score more than this.



You can calculate your ratio by taking your current balances on all revolving credit lines and dividing that number by the total of your credit limits.

If you use less than 30 percent of your available credit you're in good shape. A ratio of 30 to 50 percent will drop your score up to 20 points. A ratio of 50 to 70 percent will reduce your score by up to 50

points and a ratio higher than 70 percent could diminish your score by up to 100 points. Ouch!

What can you do to reduce your ratio? Well, obviously you can make an effort to pay down your debts but if you want faster results you can try this. Call your credit card companies and request a higher credit limit. Try not to spend up to the new limit. You could also open a new account and transfer some of your debt to that account. This will not increase your score right away but it will help your ratio while you're paying off your debts. Overall try not to be so dependent on credit. Even if you pay your bills on time and don't have any other credit issues this ratio could make the difference between buying your dream home with a good rate or not.

If you would like help calculating your debt-to-credit ratio or other credit questions, please call us at 616-534-4993 or e-mail us.

Time Tips for Moms *By Pamela Flikkema*



- * 1. Learn to delegate - Most moms tend to automatically take on everything and are used to doing everything themselves. There's absolutely nothing wrong with delegating different tasks.
- * 2. Stay organized - Have a place for everything, keeping like things together.
- * 3. Group like activities - Keep track of errands that need to be done, try scheduling them on the same day.
- * 4. Make To-do lists - A to-do list keeps you motivated and lets you know what needs done at all times.
- * 5. Plan for tomorrow - Make it a habit to review the following days schedule at the end of each day.

The Cable Guy *by Josh Hain*

If you are like most people one of the very first things you do when you move into a new home/apartment is get your cable turned on. It used to be a no brainer that you would pick up the phone and call your local cable company. Although, now there is a vast array of satellite TV companies, digital TV services and programs to choose from. I just recently bought my first home and find myself in the same dilemma I'm sure most of you have been in at one time or another. Do I go with the standard cable or upgrade to satellite or digital cable? There is no wrong answer to this question, because it's all about what fits your needs in your home.



Children Learn What They Live

God Bless Mothers as your job is the most important and rewarding of your life (and theirs) - raising your children and our future.

The Cable Guy *continued By Josh Hain*



My goal is to compare and contrast a few different services to maybe make your cable decision a little easier. Your first choice obviously is your local cable company where you can get the very basic cable package of about 30 channels without sports, (ESPN) music, (MTV) or movie channels (Lifetime) for only \$15 per month. Or, you can choose to upgrade to about sixty channels including sports, music, movies and your local news channels for about \$45 dollars per month. You should also know there is more than one difference between these two packages. If you get the basic package it might take then 3-4 weeks to come out and install your cable, and will likely be after hours with the technician being very non-talkative and brief. While if you decide to upgrade to a more expensive package someone will be there grinning from ear to ear within the hour!

Then there's digital cable, which provides you with all the channels of standard cable, but with more premium movie and sports channels for around the same price as standard cable. Although, I know from personal experience (watching Dad's cable) that the picture was not always up to par during harsh weather situations. Finally, you can choose satellite TV service where you can enjoy all the channels of standard and digital cable, while having noticeably more sports, music, and movie channels for around \$35 per month. Be aware, not listed in the package description is the bulge in your stomach that will likely emerge from the increase in TV watching and food consumption with all your newfound channels. Although, the big thing everyone knows about satellite TV is that a dish is required, and I also know from experience that the weather on that particular day can determine your picture or lack thereof. Also, with some satellite providers you will sacrifice local news channels.

So I hope this has been some help to you, like it has been to me, to research for my upcoming cable decision. I don't know about you, but all of this exhausts me to no end. Therefore, I have decided to become a lifetime Gold Card Member at Blockbuster!



Our Staff

Pava Leyrer Kevin Vink
 Robin Fager Amy Perrin
 Holly Gosko

Additional Support: Pam Flikkema;
 Matt Leyrer; Brian Leyrer;
 Rob Stacey; Jean Lietzke

Hats off to Our Graduates!



We celebrate with Brian and Pava Leyrer as two of their children graduate this spring! Their daughter, **Jessica Stacey MD**, has completed Michigan State University's College of Human Medicine. Her residency at Spectrum Hospital will begin this summer. Their son, **William Leyrer**, is an honor graduate from the United States Air Force and is stationed in Minot, North Dakota, in security forces. We wish them the best as they start their careers.



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

From Our Family to Yours

4072 Chicago Drive S.W. Phone: 616-534-4993
Grandville, MI 49418 Fax: 616-534-4969

Email: family@heritagenational.com

www.heritagenational.com

HERITAGE NATIONAL MORTGAGE CORPORATION

DUE DILIGENCE

Issue 56

May 2005

Moving Day! *by Pava Leyrer*



4072 Chicago Dr SW
Grandville, MI 49418

Same phone and fax

Moving day brings pangs of excitement and dread. It is the same when moving your business. Heritage National Mortgage is moving our office to a new location. We have found a great office space on Chicago Drive in Grandville, just west of Wilson Avenue and HNMC will be completely moved in by May 2.

Sometimes too much of something is not a good thing and as I believe being a “keeper” is genetic by nature I need people around me not as affected by this trait to give me good advice. What to keep (our files of course) and what to throw out is the same issue you have when trying to prepare to move. As an example my staff has finally convinced me to pitch the 13 inch monochrome monitor we have had for several years sitting in the closet! (but it will soon be an antique —won’t it?!)

I still find it difficult to throw out items given to me that remind me of the thoughtfulness and generosity of the Heritage Family. As silly as it sounds, I keep the thank you notes I have received over the years as well as every gift, and with my diligent team assisting me, we will find the best “home” for every item.

We invite you to stop by and see our new office and the new “homes” we have found for everything!

May 2005

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3 FOMC meets	4	5 Ascension Day	6	7 Ethnic Fest Lansing
8 Mother's Day	9	10	11	12	13	14
15	16	17	18	19	20	21 Armed Forces Day
22 Air Show Selfridge Air Natl Grd Base	23	24 Michigan	25 Week 21-27	26	27	28
29 Kevin's Birthday!	30 Memorial Day	31	<i>Visit our new location!</i>			

Contents

Moving Day!	Page 1
Credit Ratios	Page 2
Cable Guy	Page 2
Children Learn	Page 2
Mom Time Tips	Page 2
Cable Guy Cont.	Page 3
Graduates!	Page 3
Our Staff	Page 3
Calendar	Page 4