

VMI Properties n e w s l e t t e r

Hello and welcome to the "VMI Properties Newsletter".

Please take advantage of our monthly tips for:

- Saving Money
- Keeping your home cleaner, safer, and more comfortable
- Helping retain your home's value
- Helping improve your comfort and life style
- Getting into the position to purchase

THIS MONTH'S TOPICS ARE:

1. What to do this Month
2. Improving Your Credit Score
3. Saving Money



QUOTE OF THE MONTH

"Indoors or out, no one relaxes in March, that month of wind and taxes, the wind will presently disappear, the taxes last us all the year" Ogden Nash

Look!!

Here is a great tip that may allow you to purchase your home now. **NACA** is a national non-profit community advocacy and homeownership organization providing the best homeownership program in America.

Go to <https://www.naca.com> click on Members and attend a Workshop to find out more or call (972) 283-1171 to see if you qualify.



1. What Needs To Be Done This Month?

Spring Cleaning

Spring is here and it's time to look for and remove anything around your home that might get in the way of your lawn mower. Pick up any rocks, debris or dead tree branches and cut back any unwanted vines. An inexpensive way to spruce up your front yard is by adding mulch to all the beds and some flowers would also add color. This would also be a good time to trim those over grown hedges.



Lawn Care Tips

A well kept yard not only looks good to your friends and neighbors but it also increases the value of your home. Homes in well kept neighborhoods bring a higher price and increase the comp value of all the other houses in that neighborhood. Maybe you should organize a clean neighborhood campaign... just kidding.

But I'll bet you would like to reduce by half the number of times you have to mow your lawn this year and have your lawn look as though you are doing twice as much! Sounds good—right?!

I visited one of my tenants the other day and his yard looked great. I asked him--what happened to all the broad weeds and dandelions? He said a neighbor brought over a product—hooked it up to his garden hose, sprayed it, and the weeds all died just leaving the grass. I made him promise to get me the name of that product so I could put it in this newsletter and here it is.... "Weed Stop for Lawns 2X" by Spectracide!! Just spray it on your lawn and not only will your lawn look great but you will save the time, effort and money of cutting weeds all summer.

"Better three hours too soon, than one minute too late."
William Shakespeare

2. Improving Your Credit Score

As you know our "EZ Rent to Own" program includes free credit repair. You would think that everyone would jump on that and save the \$600-\$1,000 not to mention the future savings on interest. The facts are that many just ignore this part of the program until they are ready to get their mortgage.



MONEY SAVING TIPS

• SAVING MONEY TIP #1

Use cash instead of credit

Don't carry your credit cards with you -- it will make you think before you make a purchase with cash

• SAVING MONEY TIP #2

Take brownbag lunches

Buy food that you can keep at work -- soups, frozen meals, snacks, etc. Save \$40 to \$60 a week

• SAVING MONEY TIP #3

Rummage for bargains

Check out garage sales. Use the Internet to check different newspapers for sales in a larger area than right where I live

• SAVING MONEY TIP #4

Get something back from your credit cards

Find a credit card that offers rewards (cash back, phone discounts, etc.) and haggle for a low APR if you plan on carrying a balance. Credit card companies are so competitive -- call your credit card company and tell them you've found a lower APR on another card, they'll most likely match it



“Every moment is a golden one for him who has the vision to recognize it as such”

Henry Miller



They then come back and say how they wish they had taken our advice and worked on our credit repair check list from the first day. In case you misplaced yours here is the credit check list again...

No matter how good or poor your credit is, it can be made better by doing the items on the check list below. This credit repair really works wonders if you follow the instructions to the letter.

- Go to vmiproperties.com & signup for credit repair with Lexington Law
- Start paying your current bills a little ahead of time
- If you don't have a credit card get two (even a secured card)
- Pay all your credit card balances to below 30% of available credit
- If you don't have an auto loan--take out one and pay it in advance
- Pay your rent by check and be sure check is dated before the due date
- Read and study credit repair notes
- Please do not cancel any credit cards
- Please do not pay off any accounts until we have discussed them
- Order reports and scores from Veracity @ www.vmiproperties.com
- Print out your merged credit report with scores and send a copy to me
- Do not pay any old repos or collections until we have discussed them
- Have a relative or friend put you on their older on-time accounts
- Start working on any assignments I give you immediately
- Contact me when you get a correspondence about your credit
- Avoid having your credit pulled
- Do follow up assignments as directed
- Complete and check off each item on this list in order

By doing these simple things you will save yourself **many** thousands of dollars on your home loan and other loans.

You can save \$200.00 and more just by making your rent and deposit payments on time. By paying on time:

1. You increase the chances of getting a good mortgage interest rate and lower your down payment. Just one late payment can cost you many thousands of dollars when you purchase your home.
2. You receive a \$100 credit toward the purchase of your home. When you're late you lose that \$100.00 credit.
3. You also get a \$100.00 discount from your stated rent. When your payment arrives late your rent reverts to the agreed upon payment in your contract and cost you the \$100 discount.

There are several ways to insure your payments are made on time.

1. Pay with a number of post dated checks to be held until due
2. Ask for pre-addressed envelopes to send your pay in several days early
3. Set up with your bank to draft and send the payments from your account
4. Pay on-line with Pay Pal
5. Set up a monthly withdrawal from your credit card

Thank you for reading the "VMI Properties Newsletter".
Have a Wonderful St. Patrick's Day March 17th!!

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