

VMI Properties newsletter

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. When to Fertilize
2. Are You Playing Russian Roulette With Late Payments?
3. Getting Ready to Buy Your Home

QUOTE OF THE MONTH

"If you want to lift yourself up, lift up someone else." Booker T. Washington

Memorial Day just passed

Remember the cost of freedom..



July 4th is almost here-- have a picnic!

1. When To Fertilize



When—NOW!! In this part of the country it is recommended that you use pre-emergent in February and fertilize in late June and again in late September. By following this plan you will have fewer weeds and healthier grass. Freshly mowed thick green grass always makes your home look nicer and more appealing. Please drop by Lowes or Home Depot and get a bag of what ever is on sale and you will enjoy a beautiful lawn and love the way it makes your home stand out in your neighborhood.

2. Are You Playing Russian Roulette With Late Payments?

Our newer EZ Rent-to-Own tenants are paying by providing a full year's checks or having their payment drafted from their bank account. This means they are safe and well on their way to owning their home. But some of the tenants with older agreements are still paying at the first and fifteenth of the month and some are taking the chance that their late payments will be accepted and their lease will continue.

This practice is not only costly to them but will eventually probably cause them to be evicted. Landlord's sometimes choose not to evict when a tenant pays late because they need cash flow. But when their cash flow gets stronger—maybe they just sold a home and have a little extra money—they may choose at that time to remove some of their time consuming collection problems. This can be accomplished by simply refusing to accept rent that is offered late and following through with the eviction process.

Most of the time when this happens the tenant is totally surprised and shocked that they are being evicted. They do not understand why the landlord has stopped "working with them". Moving is costly and an eviction will appear on their credit report for the next seven years. These tenants also lose any credits they have accumulated and it could be many years before they will have the opportunity to purchase a home again.

When this happens it is always sad because it could have easily been avoided—if they had just made their payments when they were due. Please believe me--playing Russian Roulette by making late payments is not a wise practice.

"A man's character is his fate." Heraclitus



MONEY SAVING TIPS

- SAVING MONEY TIP #1

Go to www.wbap.com and check out the gas prices in your area then get your gas at the least expensive station. By doing this you can save as much as 8-10 cents on each fill up.

This could amount to \$50.00 per year per car. If you don't think that is much money—please lend me \$50.00 over the holiday.

- SAVING MONEY TIP #2

Shop for your family's clothes at Ross.

They have a large selection and super discounted prices on many name brand products.

- SAVING MONEY TIP #3

Get your carpet cleaned for free!

If you pay your Rent and Deposit payments on time for six months in a row and I will send out my carpet cleaning company to clean your carpets at no cost to you. Of course on time means on or before your payments are due.

If a payment is just one day late your time starts over and you will not receive the free cleaning until all six months have been completed.

- SAVING MONEY TIP #4

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



3. Getting Ready To Buy Your Home

The EZ Rent-to-Own program is designed to help you meet the three main requirements for getting your mortgage. Those requirements are:

1. Have a substantial amount of money to put down on your purchase
2. Have a good track record of paying your rent on time (12 months)
3. Have the best credit score possible

By working to improve your credit, paying your rent by check and on time and building your deposit you will find it very easy to purchase your home.

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 will 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 PayPal

Thank you for reading the "VMI Properties Newsletter". I hope you will use some of the ideas here to improve the quality of your life. If you have comments or suggestions for this newsletter please let me know.

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