

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. What Needs to be Done this Month?
2. The Benefits of Home Ownership
3. Credit Repair



QUOTE OF THE MONTH

"The cave you fear holds the treasure you seek." Joseph Campbell

MONEY SAVING TIPS

- SAVING MONEY TIP #1
Buy your home and save on taxes.
- SAVING MONEY TIP #2
Take advantage of VMI'S free credit repair program.

1. What Needs To Be Done This Month?

July and August are the months when your air conditioner is working its hardest. Help it do its job by making sure you change out the air filters. Not only will changing filters keep your home cleaner and cooler—it will lower your electric bills and will save you money. It is also a condition of your rental agreement to keep air filters changed. Should your air conditioner need repairs and the filters have not been changed regularly as required the entire repair bill may be taken from your deposit funds.

Also July is a great month to trim up your hedges. By simply following the guidelines in these newsletters your home will always look great and stay in good condition.

2. Credit Repair

Are you taking advantage of VMI's free credit repair program? If not you are losing out on big time savings. Repairing your credit will not only save you money on your mortgage payment but also on car loans, credit card rates, and furniture purchases. It's free so what are you waiting for ???



3. The Benefits Of Hownership

If you need a tax break, owning a home can significantly cut your taxes. Mortgage Interest is a straight deduction from your income tax, plus you can deduct real estate taxes. For example: If you are in the 28% tax bracket and pay monthly on a \$150,000 loan, you can receive a credit that will reduce your annual income taxes by about \$3,600 (\$300 per month)!

Renting is an expense while home ownership is an investment, buy a home in the right location, reside in the home for a decent amount of time, and take good care of the home. When you sell, you should realize a substantial gain on your investment.



O w n i n g V s . R e n t i n g

- **SAVING MONEY TIP #3**
Get your carpet cleaned for free! If you are participating in the VMI, Inc. Rent to Own program and 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.

“Those who think they have not time for bodily exercise will sooner or later have to find time for illness” Edward Stanley

KEEPING YOUR HOME CLEANER

Clean Windows
Wash windows on a cloudy, but not rainy day. Working in direct sunlight causes streaks because the cleaning solution dries before you can wipe it off. This is the best time to vacuum the frames and sills. Cool, clear water is the choice of most professional window washers. If windows are very dirty you can add 2 to 3 tablespoons of vinegar per gallon of water. Use horizontal strokes on the inside and vertical on the outside so you know which side the streaks are on. For drying windows, a wad of crumpled newspaper works just as well as expensive paper towels. Wear rubber gloves to keep your hands free of ink.

1. Build equity for you and your family with every mortgage payment..
2. Deduct interest paid on your home loan from taxes.
3. Enjoy the privacy of your own yard.
4. Personalize the way you want with choices of paint, cabinets etc.
5. Depend on a covered parking place – in your own garage.
6. Benefit from extra storage space for all your extra stuff.
7. Enjoy plenty of room to entertain family and friends.
8. Establish trust and friendships with your neighbors.
9. Finally – you can turn up the music!
10. Sharing the American Dream of home ownership!



1. The landlord gets the benefit of equity instead of you.
2. Rent payments are not tax deductible.
3. Can you say, “Common Area”?
4. You can’t personalize your space – it belongs to your landlord.
5. Hope you can find a parking place near your apartment!
6. There’s more stuff than storage!
7. It seems like you never have enough room for visitors.
8. You have no idea who’s living next door.
9. You are either asking or being asked to “turn down the music”!
10. You’re still dreaming.



Let The Program Work For You

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
4. Have lived in your home for 12 months

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.

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 please let me know.

Happy 4th of July!!

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