



# Real Estate Matters

November 2014

## November Events

Daylight Saving Time ends – November 2

General Elections – November 4

Veterans' Day – November 11

Thanksgiving – November 27

## Perfect turkey

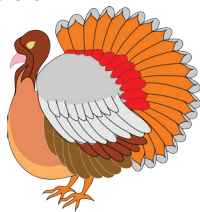
- 1 (12 pound) whole turkey
- 6 tbs butter
- 4 cups warm water
- 3 tbs chicken bouillon
- 2 tbs dried parsley
- 2 tbs dried minced onion
- 2 tbs seasoning salt

1. Preheat oven to 350 degrees F. Rinse and wash turkey, discarding the giblets (or cook separately if you prefer!).

2. Place turkey in a Dutch oven or roasting pan. Separate the skin over the breast to make small pockets. Place the butter on both sides of the turkey between the skin and breast meat.

3. In a medium bowl, combine water and bouillon. Sprinkle in the parsley and minced onion. Pour over the turkey and sprinkle seasoning salt on top.

4. Cover with foil and bake for 3 ½ to 4 hours until the internal temperature of the turkey reaches 180 degrees F. For the last 45 minutes, remove the foil to allow the turkey to brown.



## Things to know about your credit score

### How is my credit score determined?

- 35% is your payment history;
- 30% is the amounts owed;
- 15% is the length of your credit history;
- 10% is new credit opened; and
- 10% is the type of credit used.

### What are the benefits of a good credit score?

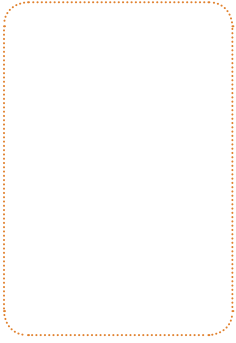
Your credit is a factor in determining whether or not you are approved for a loan or insurance. A higher credit score means lower interest rates on loans.

### How do I improve a poor credit score?

The first step is making sure your credit report is accurate. Every year, pull a free credit report at <http://www.annualcreditreport.com>.

### What are some tips for maintaining a good credit score?

- Set up a periodic bill-paying schedule to ensure on-time payments.
- Develop a budget. Try free online budgeting software like Mint.com.
- If you're having trouble making ends meet, contact your creditors to try to modify your repayment.



## Time to buy income property

If you've considered investing in rental property, now is a great time to make plans. Low prices and low interest rates make conditions for investing in rental property the best we've had in 15 years.

Fundamental benefits of owning income property include:

- monthly cash-flow of spendable income;
- equity growth by loan principal reduction;
- price-value increase as an inflation hedge; and
- tax benefits of passive income and profits.

Remember to consider:

- **Financing** – Guidelines for financing income property are different from guidelines for financing a primary residence. How much do you qualify for and what down payment is required?
- **Property size** – Bite off only what you can chew. Will you be managing it yourself or do you intend to hire a property manager?
- **Location** – Look for property in familiar areas. Knowing the neighborhood or city you buy in makes it easier to rent and maintain the property for maximum benefit.

The window of opportunity is open. For a review on how to invest in income-producing property today, please call me!

## Your November Maintenance Tip

**Boost your home's value with renovations**

Improve wisely to get the best out of your renovations.

**Keep all buyers in mind.** Make improvements that appeal to the largest number of buyers.

**Be the best, but only just.** Home prices in your neighborhood influence the value of your home, making overly pricey improvements unlikely to pay off.

**Evaluate the cost-to-value.** Pick projects that offer an 85% return or better, like upgrading the garage door, replacing the entry door or converting the attic into a bedroom.

**Focus on the essentials.** Improve the home's basic functions first: fix leaky faucets, repair window seals and replace torn window screens.

**Boost your curb appeal** Apply a fresh coat of paint, clean oil stains from the driveway, remove weeds from the lawn and repair walkways.

**Go right to the source.** Rather than guess which improvements are likely to bolster your property value, **call me for a free consultation!**