

**Quote of the Month:**

“Only a fool knows everything, A wise man knows how little he knows.” ~ **Anonymous**



## Homeowners with poor credit pay more for insurance in these states

Unbeknownst to many consumers, credit scores can play a significant role in determining personal lines insurance rates. Especially in home insurance, insurers will often use credit-based insurance (CBI) scores when setting rates, in addition to other factors including location, type of home, claims history, and more.

Similar to a credit score, CBI scores are developed by FICO and consider a range of credit characteristics, says the Insurance Information Institute (I.I.I.). Outstanding debt, credit history, payment history, types of credit, and other factors are considered, each with an assigned weight. Once calculated together, a lower CBI score translates to a higher risk for the insurer—and usually a higher premium for the consumer.

“Insurance companies often use insurance scores because actuarial studies suggest that how a person manages his or her financial affairs, which is what these scores indicated, is a good predictor of insurance claims,” says the I.I.I. “Statistically, people with a poor insurance score are more likely to file a claim. This allows carriers to better match insurance premiums with the risk that an individual insured might pose, helping prevent better risks from subsidizing bad risks.”

### The impact of bad credit

Recently, insurance.com determined the average home insurance premium for consumers with good credit and poor credit in all 50 states. On average, the insurance comparison website found that homeowners with bad credit can expect to pay 122% more than those with good credit for their home policy.

Some states do, however, offer protection to consumers with below-average credit. California and Massachusetts prohibit insurers from using credit history when determining insurance rates, while Maryland forbids the practice just for home insurance.

For consumers who find their credit has adversely affected their insurance rates, there are ways they can improve their score and positively impact what the pay.

“People with poor credit can improve their score and shop around for insurance,” Kevin Haney, owner of A.S.K. Benefit Solutions, told insurance.com. “They can improve ratings by paying bills on time, reducing debt, and disputing errors on their consumer report. They can get multiple homeowners insurance quotes because each issuing company performs underwriting differently. Getting an insurance quote results in a soft inquiry, which does not hurt your credit score.”

Source: by Heather Turner, Nu Property Casualty 360°, <https://www.propertycasualty360.com/2020/02/13/states-with-the-most-expensive-home-insurance-rates-for-poor-credit/>

## Pandemic Has Made Americans More Eager to Buy, Survey Finds

The pandemic isn’t scaring off home buyers. More than half—or 53% of about 1,000 home buyers recently surveyed—say they are more likely to buy a home in the next year due to the coronavirus outbreak. First-time home buyers and millennials may be the most eager to buy within the next 12 months, the survey from LendingTree shows.

The top two motivators for buying soon are to take advantage of record low mortgage rates (67%) and being able to save for a larger down payment due to reduced spending (32%). Also, the perception of reduced home prices (30%) and being confined in a smaller space during stay-at-home orders have made homeownership more appealing, the survey finds.

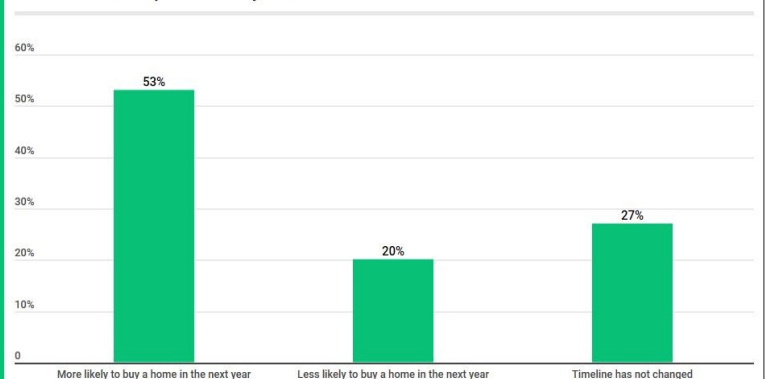
The pandemic is not only prompting more people to pursue homeownership, it’s also influencing their home shopping. For example, the majority of respondents say the coronavirus pandemic has affected how much money they plan to spend on a new home. Forty-four percent plan to buy a less expensive home while 21% want a pricier home. Broken out, 28% of first-time buyers say they’ll purchase a pricier home compared to just 17% of repeat buyers.

Home shoppers may be growing more comfortable with the idea of buying a home sight unseen, too. Three in 10 buyers surveyed say they’d purchase a home without physically touring it in person. Also, about six in 10 home buyers say they’ve toured a home virtually over the last two months.

But a potential roadblock to buying a home could be qualifying for a mortgage. Forty-four percent of home buyers say they’re worried about qualifying for a mortgage because of the pandemic, with first-time buyers and millennials expressing the most concern. Lenders have reportedly tightened credit access during the COVID-19 outbreak. Access to mortgage credit dropped by 12.2% in April, according to the Mortgage Bankers Association.

Source: *Realtor Magazine June 9, 2020, LendingTree*

How COVID-19 has impacted homebuyers' timelines



Source: LendingTree survey of 1,006 homebuyers

## July EVENTS

- 7-3 Office closed in observance of Independence Day
- 7-4 **HAPPY INDEPENDENCE DAY**
- 7-7 **HAPPY BIRTHDAY Anthony!**
- 7-18 **HAPPY BIRTHDAY Dee Anne!**
- 7-18 **HAPPY BIRTHDAY Trisha!**
- 7-19 **HAPPY BIRTHDAY Mae!**
- 7-19 **HAPPY BIRTHDAY Brittany!**



Buy Local



# New Listing!

4000 sq. ft. building. 3 offices, 2 storage areas, production areas, lg. warehouse/operations area, 220v and three phase converter. High velocity fans, 2 furnaces, drive-thru window, paved parking lot.

### Waldo Real Estate

378 W Idaho Ave  
Ontario, OR  
541-889-8160



**Anthony Hackman**  
Broker, GRI, OR/ID  
541-216-0101 cell  
**John Faw**  
Principal Broker, GRI, OR/ID  
208-739-2925 cell  
See this property at  
<http://www.waldore.com/>

# What People Are Saying...



**Dawna Runnels**  
Licensed Agent

"I was very satisfied with the outcome of getting insurance and they were very professional and courteous." ~ Manuel Martinez



Those who are participating in the Oregon Trail walk are making headway even during the pandemic! Dawna is just about to cross the Nebraska-Wyoming border as the front-runner of the westward trek.

## Showing gratitude in the pandemic

We're more dependent than ever on the people who provide essential services—food delivery, health care, and the like. And they're more dependent on tips to help them stay solvent. That's not likely to change even if the economy begins to recover. The *U.S. News & World Report* website advises tipping in these amounts:

- Grocery deliveries. The typical tip is 10-15%. Remember that these folks are taking more risk than usual, so consider upping it to 15-20%.
- Package deliveries. You may not tip delivery people directly, but you can show your appreciation for their work. Leave a basket by your front door full of bottled water, snacks, small hand sanitizer bottles, and the like.
- Takeout workers. Restaurants may be opening, but many of us are still relying on takeout. These tips are generally smaller, 5-10%. Consider doubling your tip if you can.
- Health care workers. This isn't a field where people generally tip—no one hands a \$10 bill to a doctor or nurse. You can show your gratitude with a sincere note of thanks, as well as a positive review to their department or manager.

## Baked Beans

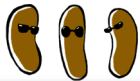
- |                                |                       |
|--------------------------------|-----------------------|
| 1-2 lbs. ground beef, seasoned | 1 can enchilada sauce |
| 2 cans pork & beans            | 1 T flour             |
| 1 can chili beans              | 2 t chili powder      |
| Onion powder                   | 1 t cumin             |
| 1/2 c brown sugar              |                       |

Fry your ground beef and season. Add the remaining ingredients. Cook for 10 minutes or until bubbling and hot. NOTES: These are called BULL SALE BEANS. Serve over hot dogs or hamburgers. *Recipe courtesy of Kim Stipe.*

July is National Baked Beans Month, the perfect time to enjoy one of America's favorite side dishes. Beans, such as kidney beans, pinto beans, navy beans, and black beans are naturally low in total fat, contain no saturated fat or cholesterol, and provide important nutrients such as fiber, protein, calcium, iron, folic acid, and potassium.



COOL BEANS



## How to Pick a Perfect Watermelon



HarvestTime  
Simply Fresh



Buy Local





## Charity in the time of the coronavirus

The Reader's Digest website shares the story of Andrea Pien, a 33-year-old college counselor at a high school in San Francisco. As a salaried worker, she doesn't expect to be missing paychecks. And as someone who enjoys inherited wealth from her father's successes in the biotech industry, she believes it's important to give back—especially when times are tough.

One Sunday, she posted this message on Nextdoor:

*If money is short, message me*

*Hi neighbors, if you will be missing a paycheck/contract work, or if money is tight for food and supplies, message me your Venmo @ and I will send you 20 dollars, no questions asked.*

She included a picture of her "very large dog," Gus.

"Part of being a good ally is supporting my neighbors who maybe don't have the same privilege I do," she told Reader's Digest. "I added a picture of my dog for the algorithm [to ensure people see the post in their feeds], and because a lot of neighbors recognize my dog because it's large."

So far, she has given away about \$400 to her neighbors and anticipates more to come.

## Independence Day

Here are some fun facts to share with your family and friends on the Fourth of July while waiting for the hot dogs to cook on the grill:

- Three presidents died on July 4: Thomas Jefferson and John Adams in 1826, and James Monroe, in 1831. Calvin Coolidge was the only president born on July 4, in 1872.
- The Massachusetts General Court was the first state legislature to recognize July Fourth as a state celebration, in 1781.
- The first recorded use of the name "Independence Day" occurred in 1791.
- The U.S. Congress established Independence Day as an unpaid holiday for federal employees in 1870. It became a federal paid holiday in 1931.

## The necktie

Jack, a recent college graduate living with his parents, woke up late on the day of his first big job interview. Frantically he threw on a suit. "Oh, no!" he thought. "My tie!"

Jack had never learned how to tie a necktie. His parents were already at work, so the house was empty and there was no one to help him. He grabbed a necktie at random and ran out the door.

"Excuse me, sir," he said to a crossing guard at the corner of his street. "I have an important job interview and I have no idea how to tie a necktie. Can you please help me?"

"Sure," said the guard. "Just lie down on this bench."

Jack thought that was odd, but if someone was going to help him he wasn't going to ask any questions. After the crossing guard finished and the tie looked good, however, Jack just had to ask why he had to lie down.

"Well, in my previous job I learned how to tie neckties on other people when they were lying down."

"What was your previous job?" Jack asked.

"I was a mortician."

## July is Independent Retailer Month

Now more than ever, independent retailers need your support to survive. Independent Retailer Month encourages consumers to shop local and celebrate indie retailers, creating more sustainable cities, towns, and communities.

## Graduation advice during the lockdown

High school and college graduations were canceled across the country in light of the COVID-19 crisis, but Mike Turpen, state regent for higher education in Oklahoma, shared his advice for graduates on The Oklahoman website. Successful people, he says, need three things:

- A funny bone. "The best way to keep life in perspective is to develop a prominent funny bone—a good sense of self-directed humor," Turpen says. "Will Rogers famously observed, 'Humor is a passport to the heart.' Will understood that laughter leads to listening and listening leads to learning."
- A backbone. "Every successful person possesses a strong backbone, an infallible sense of courage. Life is often about being fearful but saddling up anyway. It is always the right time to do the right thing. Courage and the choices we make demonstrate character, and that character determines our destiny."
- A wishbone. "The final tool for success is a wishbone—a sense of idealism," Turpen says. "Focus on 'we' instead of 'me.' We are all fellow travelers on the spaceship we call Earth. Life is all about embracing the idea of shared humanity and continually asking what Martin Luther King Jr. once said was life's most persistent and urgent question, 'What are you doing for others?'"

## The four agreements

- 1. Be impeccable with your word.** Speak with integrity. Avoid using the word to speak against yourself or to gossip about others. Use the power of your word in the direction of truth and love.
- 2. Don't take anything personally.** Nothing others do is because of you. What others say and do is a projection of their own reality, their own dream. When you are immune to the opinions and actions of others, you won't be the victim of needless suffering.
- 3. Don't make assumptions.** Find the courage to ask questions and to express what you really want. Communicate with others as clearly as you can to avoid misunderstandings, sadness, and drama. With just this one agreement, you can completely transform your life.
- 4. Always do your best.** Your best is going to change from moment to moment; it will be different if you are healthy as opposed to sick. Under any circumstances, simply do your best, and you will avoid self-judgment, self-abuse, and regret.

## The silent treatment

A man and his wife got into a serious fight and ended up giving each other the silent treatment. It lasted for days.

One night the husband suddenly remembered that he had to get up at 6 a.m. the next morning to catch a flight for a business trip. He didn't want to break the silence with an alarm clock or his phone, so he left a note on his wife's pillow: "Please wake me up at 6 a.m."

He woke up the next morning at 9 a.m., missing his flight. Furious, he stood up to demand why his wife hadn't woken him up. On his pillow he found a note from her: "It's 6 a.m. Wake up."



# Waldo Spotlights



TJ in his graduation gown.

Renna displaying her diploma surrounded by her parents.



**CONGRATULATIONS,  
GRADUATES!**



Slade in his cap and gown.

Elijah places flags in the pouring rain on Memorial Day.



Dallas and his haul in Stanley, Idaho.

Challenge: Who can get the most points in 2 minutes? Jeremy, with 1600 points!

