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During the Real Estate Freeze, Vacation Homes Might Be a Warm Spot

Many of us have taken a vacation and found an idyllic spot where we'd love to retire, spend the weekend or telecommute. Some people have actually bought property spontaneously *while* on vacation – and while that's not always a horrible idea, it is better to have a strategy. Finding a relative bargain on vacation property involves research and a solid knowledge of your own finances. It involves knowing something about the market, too. Some thoughts:

Who else is buying? Any real estate purchase involves a market analysis. Don't assume that just because the residential market's in trouble that vacation real estate necessarily follows where you're looking. Keep in mind that in some areas of the country that foreign buyers are a factor thanks to our wheezing dollar. If you like the area and the property, talk to real estate agents, residents and other people who know the town well to see if you can be ahead of the curve in making a purchase.

Know where your money's coming from. There are plenty of people who finance second homes out of the equity from their first home, but given today's slow real estate market, it's a risky option. Before you even start looking for a property, think about what a second home purchase will do to your overall financial picture. First determine the impact on your long-term financial plan. Will you still be able to retire at the same age? Will you have enough money to educate the kids? Then look at your lending options. Many lenders require buyers to put down at least 20 percent on a second home. Keep in mind that your primary home lender may not want to tackle a vacation home mortgage. While you're planning, clean up your credit first, shop your lending options and get pre-approved first. Above all, get some advice from an expert like a Certified Financial Planner™ professional.

Understand what you're buying. Even if you haven't pinpointed a specific home or condo, you need to understand all the cost and environmental issues of owning property in that community. You need to know appreciation rates on similar properties and if there are plenty of sale signs nearby (do people want out?). You need to know about all the potential environmental risks to your property from hurricanes to mold.

Plan for upkeep: An unattended structure is subject to crime as well as wear and tear that can accelerate when owners aren't present daily. Talk to your insurance agent about insuring out-of-town property. Also, while there are often qualified paid caretakers in vacation communities to help protect and maintain your property, they can be expensive and you need to make sure they're bonded. Think of anything terrible that can happen to a property and then plan solutions – before you buy. And don't forget the cost of utilities, telephone, cable, property taxes, etc. All these upkeep costs often add up to a surprising amount.

Is it a fixer-upper? Keep in mind that in some resort or vacation areas, property may be landmarked or otherwise legally protected even if it looks like it's falling down. Before you become convinced you've snagged a bargain and you're dialing a contractor, check with local real estate agents and City Hall to investigate all the possible protections and restrictions on the property you're examining.

Are you going to rent or occupy? Renting out a vacation home is a good way to cover some of the cost, but lenders often factor in a 25 percent vacancy rate when determining your qualification for the loan. Plus, you have to play landlord with people you may never meet, and that can be risky. Rental property is a business, so treat it as such.

Talk with your tax advisor. Vacation homes may or may not offer some tax benefits to you depending on your overall tax situation. Ask your tax advisor to run the numbers for you. But don't make the move for tax reasons alone. If your dream vacation home fits into your financial plan and life and you've done your research, it may be time to buy.

Most People Don't Have Enough Disability Insurance – Don't Make That Mistake

Disability insurance protects your ability to earn an income. It provides money to pay your rent, mortgage and all your basic living expenses if you are injured or sick for an extended period. It is called disability Insurance or disability income protection but think of it as income replacement when you are sick or hurt and cannot work. At any age, you are about six times more likely to be disabled for some period of time than to die.

Think your employer's coverage is enough? Think again. You may have whatever sick leave you have coming, and then if an employer offers short-term disability coverage, it generally doesn't last more than 12 weeks. There are employers that offer long-term disability coverage, but if you've never checked the terms of that coverage, you should.

It never hurts to consult a financial advisor with expertise in this subject, such as a Certified Financial Planner™ professional.

Basic components of long-term disability coverage:

Monthly benefits: Long-term disability insurance is generally structured to pay 70 percent of your income up to age 67 or your normal retirement age. See if the policy you're buying offers you the chance to buy more insurance as your income increases in future years.

Benefit term: For each disabling incident, your policy may pay benefits for a certain period – two, five years or until retirement. It's all in how your policy is constructed. Many policies may pay for life if you purchase this benefit and you are disabled prior to age 60.

Buying younger is generally cheaper: Like health and life insurance, the younger you buy, the less you'll pay. Occupation enters into the picture because high-risk jobs (where disability is a greater work-related factor) tend to draw more claims. Like health insurance, it will consider your medical history and your lifestyle, including your weight, pre-existing conditions and whether you smoke.

Premium cost: The premium will depend on a wide array of factors and can vary dramatically from person to person. Such things as your age and your gender (women pay more for disability insurance because they tend to live longer and may work longer) will be considered.

Non-cancellation provisions: Make sure that once you're approved, the insurer can't cut your coverage unless it decides to stop writing coverage for everyone in your job class. It should also state that the insurer can't raise your rates.

Guaranteed renewable: Like the category above, it means you can't be canceled, except if the insurer stops writing insurance for your job category. The insurer can, however, raise the rates for everyone in the category.

Own occupation vs. any occupation: If you have "own occupation" coverage, it is intended to go into effect if you can't perform the functions of the job you're now in. "Any occupation" coverage pays only if you can't work at any job where you've been reasonably trained to do the tasks. For example, if you're working a desk job, you could easily be transferred to a receptionist's job or some other function within the company that you can now do or is your former position. That could significantly interfere with your recovery time, so consider the benefits of (specify) "own occupation" coverage.

Elimination period: Like a deductible in home, health or car insurance, the elimination period is a big cost determinant in disability coverage. Most policies will kick in after 30 days after you've been declared disabled. But if you specify an elimination period of 60, 90 or 120 days, your premium will be lower. An important point about the 30-day elimination period: the benefits don't start accumulating until you've been laid up a month after the ruling date and you won't get your payment until a month after that. Be very clear with your insurer when you'll get your first check based on what elimination period you choose, and funnel the money you'll need in the meantime to your emergency fund.

Partial payments/Residual benefits: Some policies may offer you 'residual benefits' or a partial payment if you're less than 100 percent disabled, but still can't perform all the duties of your job.

If you're thinking about self-employment: You'll likely need disability coverage. But the time to buy is while you're still in your current job. Why? Because you won't be able to prove your income once self-employed, so consider obtaining your desired coverage as you can before you leave.