



FRONT PORCH NEWS

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Do you need a household service?

In my work, I'm connected to great service people of all kinds, from auto mechanics to window washers.

If you're trying to find a trustworthy service, call or text me for a referral.

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Superman won't fly in the Public Domain

Superman first appeared in Action Comics #1 in 1938 and will enter the US public domain in 2033 (95 years). Whatever is in the public domain can be used freely, without permission or compensating the owner. However, public domain characters can only be used as they existed 95 years ago. When Superman enters the public domain, new uses must be based on how he appeared in Action Comics #1 in 1938. That version of Superman didn't fly, and his costume was different from the iconic suit of today. If someone made a flying Superman movie in 2033 based on the 1938 character, Warner Bros. would have a case for copyright infringement. Now you know.



What will housing be like in 2050?

About 6 years ago I read an article predicting what housing would look like in 2050. At that time, the world's population had just hit 7.3 billion. Now, it's 8 billion.

Also at that time, the UN predicted the population would be 9 billion by 2050. Now it predicts 9.7 billion.

Many of the thoughts about housing from that article are already coming true, and it's not close to 2050 yet.

One prediction was that by 2050, homes would be too expensive for individuals to buy alone (which was possible 6 years ago). There would be a shift to co-buying, multi-unit conversions, and buying tiny. That's happening faster than expected.

6 years ago, it was thought ocean-front homes would be underwater, while small cities would explode in size. Today, both predictions are ahead of schedule. Also, the kind of fire danger we see today wasn't on the radar 6 years ago.

The article also predicted boomer neighborhoods would stay intact. I'm not so sure now, as I see single-family neighborhoods being carved up by owners who are building granny flats and housing for their kids. Old homes are being torn down and rebuilt smaller with more tech. The advent of "AI everything" means that smart homes will change in ways we can't imagine now.

What does all this mean for you? If possible, plan ahead. Maybe buy near a small college where rents can still cover the mortgage. Or buy now in a place you want to retire. Build a granny flat if you have the space. Sell your small home and upsize, giving you more options later. Or consider a move to a climate-stable location before others do.

Of course, 2050 is 27 years away, and you might not want to think about it. But if you do, your future self will thank you, not to mention your kids and grandkids.



12 signs you're at risk of getting in over your head financially

Are you showing any of these signs? Read now using the QR code, or text me to get a copy.

The skinny on Lion's Mane

Does Lion's Main Mushroom really help boost cognition and reduce risk of Alzheimer's? According to studies, there is clinical evidence that Lion's Main does increase levels of a molecule called nerve growth factor (NGF), which increases the length of nerve cell processes. That apparently translates into improved memory and possibly the reduction of amyloid plaques that contribute to Alzheimer's disease.

However, the evidence is limited, and so far, there have been no long-term studies to determine effects on dementia. However, there appears to be very little risk to taking a daily Lion's Mane supplement, and thousands of anecdotal reports speak of its effectiveness in boosting cognition. More research is needed to make claims about reducing Alzheimer's, but if you're thinking of adding it to your diet, it doesn't seem to hurt, and may help.



August Quiz Question

When you work with me, you're taking steps to find a new story. What am I?

Life hacks that can make you more interesting

If you've ever wanted to feel more interesting and attractive to others, here are some suggestions from psychologists.

Listen to motivational speakers.

We take on the mannerisms of people we listen to, and speakers have honed their style to be appealing. Pick a speaker you admire and listen to their presentations. When you share content with others, you'll tend to model that confident manner.

Finish tasks in 1/2 the time.

Bosses, co-workers, employees, family, and friends all admire someone who gets things done... even more than someone who does things perfectly. Be the person who gets things done quickly, even if not flawlessly (though well enough). You not only will feel more confident; you'll gain a great deal of respect.

Be healthier. People are generally attracted to robust, healthy people. It doesn't matter your

age. Vibrancy is attractive. Walk more, eat better, stand tall, gain muscle.

Get up earlier. Studies have shown repeatedly that successful people often get up early. Get into the habit of getting up an hour before anyone else in your family, and spend that hour reading, exercising, meditating, or writing.

Listen more deeply. When you listen fully to another person, you're signaling that you find them worth hearing. Don't rehearse your come backs or personal story. Simply listen and reflect what they're saying. They'll think you're the smartest person in the room.

Be willing to walk away.

Sometimes other people are arrogant or dismissive. You are not required to make them feel better about you. If you sense a person isn't interested in you, the faster you walk away, the better. Excuse yourself and walk away without explanation.

Study your future neighbors!

A top regret of home buyers is that they didn't study their future neighbors more carefully. For instance: *"We didn't know the guy next door would drive like a maniac out of his driveway. We have to keep our kids off the sidewalk because we aren't sure he'll look before peeling out. We moved here for a safe neighborhood, but don't feel that."*

You can't prepare for everything, but it makes sense to study your neighbors somewhat before removing buying contingencies. The best house in the world can be utterly ruined by "bad" neighbors. Since "bad" is subjective, talk to multiple neighbors, and drive by the house both day and night.



Thank you!

I'm grateful to all who I work with in real estate. Special thanks this month to...

Please refer your friends. I will ensure they have an exceptional experience.

Quiz Contest

Win a FREE Coffee Card

Email me the answer to the question on **page 2**. Put the word **QUIZ** in the subject. tim@lordrealestategroup.com

- **Last month's Q&A:** *What is the commonly used French real estate term that literally means "bottom of the pouch?" Cul-de-sac.*

Congrats to last month's winner!



Do this while waiting for prices to drop

If you think home prices or interest rates will drop, and you don't want to buy until they do, then here are some things you can be doing in the meantime while you wait:

- 1. Get out of debt.** Why not take this time to reduce or eliminate debt? Houses are expensive and the repairs can add up. If you're on the edge before buying, things won't get better after buying. At the very least, restructure your debts and consolidate into a lower monthly payment that fits your overall home ownership budget. If you currently own a home, consider using a home equity loan to pay off higher interest rate debt.
- 2. Save a 6-month emergency fund.** This is always a good idea, and if you're not ready to buy now, then bolstering your emergency fund is a great use of your money and time while you wait.
- 3. Put more money away for a down payment.** If you have enough money, you can certainly do 1-3 all three at once. But most of us need to do it in stages. By paying off debt first, you have more money to put into your emergency fund. Once your emergency fund is full, you have all that money now to put towards saving for the down payment.
- 4. Take more time to study the neighborhoods you want to buy in.** Over time, a closer look might make you rethink your initial decision.

Real estate is going gray

Like it or not, if you're selling a house, it pays to paint it a color that's competitive. That color these days is a dusky dark gray. A Zillow study reports that homes with a charcoal gray kitchen can sell for \$2,512 more than similar homes, while a dark gray living room can bring in \$1,755 more than pale neutrals.



Need a sleep divorce? Join the club

Almost a third of couple say they sleep apart, a practice known as a "sleep divorce." Despite the name, it may actually save a marriage. When one bed partner has insomnia, snores, has hot flashes, a weak bladder, etc., the other partner gets an almost equally poor night's sleep. Poor sleep can worsen mood and make couples more likely to argue with one another. But when partners who sleep apart also work to create intimacy in other ways, it can improve their relationship. Experts suggest that sleeping together is better if possible. Sleeping together releases oxytocin and other chemicals, called 'cuddling hormones,' which bring us closer to our partners.



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What should we do with our parent's reverse mortgage?

Back in 2010, our father took out a reverse mortgage, gaining an income of \$1,000/mo. Now 2023, Dad has left us, while our mother, now 93, is still in the home. The adjustable-rate mortgage has swelled to \$360,000. The interest keeps climbing with inflation. None of us can afford to settle the outstanding balance, meaning it will continue to skyrocket. When our mom passes away, the entire amount will come due. Do you have any recommendations?

As this person has discovered, reverse mortgages can be a double-edged sword, providing short-term income but long-term challenges. If their mom passes away or moves out permanently, the loan will become due. If there's still equity in the home, they MAY be able to refinance it, then taking on the entire debt as a new loan. They can also opt to sell the home, paying off the underlying balance, and they can sell at any time to avoid the time crunch that might occur when their mom passes. If there's no equity left, the heirs can simply turn the house over to the lender. They won't be on the hook if the mortgage balance is greater than what the home is worth.

If you have parents with a reverse mortgage, please discuss these options with the lender holding the mortgage. *Contact me if you need a lender you can talk with about refinancing. You don't need to use the reverse mortgage holder for the refinance.*

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