

# How to pay your mortgage off faster

(BPT) - Paid Content by Vanderbilt Mortgage and Finance, Inc.

Buying a home is a major life step. Homes are by nature expensive and most home buyers cannot afford to purchase a home outright. Because of that reality, most home buyers finance a home purchase with a mortgage. A mortgage allows you to spread the payments for a home loan across many years. The result? Mortgages can make home ownership much more attainable for the average home buyer.

Why now is a

great time to buy

Currently, mortgage rates are at historic lows, meaning that the cost of borrowing funds is lower than it has been in previous years. If it fits within your budget, now is a good time to purchase a home. In fact, Vanderbilt Mortgage is offering new home buyers who chose to finance their home purchase with Vanderbilt 60 days with no payments after their mortgage loan funds. This provides a new home buyer time to settle into their new home and pay for the

costs associated with moving - without having to immediately account for their first mortgage payment.

## Benefits to paying a mortgage off faster

While mortgages definitely make sense for most home buyers, there are advantages to paying off a mortgage before it reaches full term.

Why?

Because paying down your mortgage early:

Builds equity for resale. Paying down the principal balance on a mortgage can

build equity in your home faster. Equity is defined as the market value of the home, minus the amount owed on the mortgage. For example, if your home is worth \$150,000 and you owe \$100,000 on the mortgage, then you have \$50,000 worth of equity in your home. This equity can then be utilized when you sell your home, for a down payment on your next home. In addition, some of the equity could be used to qualify for a home equity loan to make home improvements.

Frees up cash for later.



Another benefit to paying down your mortgage earlier is reducing the years the mortgage is active. Paying the mortgage off earlier will free up the money that

was needed for a monthly mortgage payment, allowing that money to be spent on other items - or saved for retirement or an emergency fund.

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# Four ways to instantly upgrade your interiors

(BPT) - There's a simple reason for the recent boom in home improvement: Everyone's spending more time at home. Staying at home more makes it clearer what areas are lacking and reveals opportunities for upgrades. Fortunately, there are many ways to make a huge impact on the appearance of those rooms - instantly.

Here are four ways you can easily enhance and refresh your existing interiors.

## 1. Start with the foundation

If your room feels uninspired, refreshing the flooring can instantly transform it. Recent design trends favor using consistent flooring throughout the home, or at least on each floor, for a more continuous feel - especially for homes with an open plan.

While hardwood flooring is still the top choice, many other quality products mimic the look of hardwood flooring, like vinyl, tile and porcelain flooring, often for a much lower price point.

Area rugs are also trending for use on any kind of floor. Rugs can add a pop of color or provide a focal point, while also helping to protect the floor underneath. For a quick and easy fix involving zero installation, a high-quality area rug instantly upgrades your space.

## 2. Light up your life

Lighting is an often overlooked home improvement. While the light itself brightens the room, the lighting fixture can also add a striking visual accent or focal point.

In terms of utility, the impact of improved lighting is most strongly felt in the kitchen and bath.

"Decorative lighting has become a way to easily personalize a space," said Erin Hoover, director of design,



Kohler Lighting. "Years ago, matching suites were very popular, but as bathrooms and kitchens reflect more individual personality, more design elements are being added. Lighting can help you update these spaces without a lot of investment and effort."

Here are two collections from KOHLER Lighting to instantly upgrade your kitchen or bathroom.

• **Kitchen:** The Hauksbee Collection reinterprets rustic lighting from industrial farms and factories of the 1920s and '30s. Smooth glass and cool metal combine with mixed metal finish options and vintage details, along with decorative elements like a domed metal shade with a cage detail and ribbed glass shade. The collection is available in a range of singular and mixed metal finish combinations.

• **Bathroom:** The Arendela Collection is inspired by 1960s designer Vistosi, and the exquisite glassworks rendered through the art of briolette gemstone cutting and spun glass rondelles. Arendela reflects sophisticated style with jewel-like, multifaceted and spun

glass shades and cast metal works ranging from a strikingly singular sconce to show-stopping multi-light designs. The collection's timeless sophistication complements modern and traditional interiors. Complementing modern and traditional interiors, Arendela is available in polished chrome, polished nickel, brushed nickel and brushed brass finishes.

Thoughtfully choosing lighting fixtures to complement your current aesthetic can take your room from ho-hum to amazing. Visit Kohler.com to explore the possibilities for your home.

## 3. Color your world

What is the color palette of the room? Is it an eclectic mix, reflecting years of adding elements that don't go with the walls? How recently was it painted?

Especially if you're not prepared to invest in new furniture, simply painting a room can make an enormous impact.

• Is the room on the small side, or doesn't get much light? Paint a shade or two lighter to brighten the space.

• Does the room seem cold or impersonal? Choose a warm color, from yellow through red, to make the space feel more welcoming.

• Prefer neutral colors like whites or grays? Consider one colorful accent wall to make a statement.

## 4. Adjust your window dressing

Updated window treatments can boost the appearance of a room, while also providing more privacy and insulation. Consider not just the color and style as it affects the look of the room, but also the function. How much privacy and light is needed? Options for window treatments today are more numerous than ever. Blinds, shades, curtains or drapes all make distinct visual statements, while also potentially enhancing the room's livability.

Updating a space doesn't require a complete redesign, a lot of time or a lot of investment. Design elements like lighting, window treatments and color provide the perfect tools to transform any room into the home of your dreams.

**DESATNICK**  
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## Agent Spotlight



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Micah is a Cape May local, born and raised, and along with his family they are a committed fixture in this wonderful community. Growing up as the middle child in a large family (he has six siblings), Micah began sharpening his skills as a diplomatic and levelheaded problem solver at an early age. His parents served the community for decades as teachers, mentors, school board members, and in countless volunteer positions which gave Micah a strong value for community involvement and leadership. He met his beautiful wife, Bryce, working together in a beloved Cape May restaurant...a fitting start for what would lead to a career helping serve others to realize their goals. He now enjoys watching his beautiful children, Clara and Kai, grow up in a community he has been endeared with since birth.

So what do you get when you hire Micah to represent you as your seller's or buyer's agent?

He has a decade of experience in Real Estate - from managing commercial entities in Cape May, representing his own clients on hundreds of purchases and sales, as well as overseeing thousands of transactions as the Broker-Manager of a boutique real estate company in Cape May. In 2020 Micah joined the Cape May County Association of Realtors Government Affairs committee to work with his fellow realtors in building stronger relationships with the communities they serve.

That same year, Micah made a huge career move by joining the fastest growing real estate company in the Cape May area - DeSatnick Real Estate. Now combining his years of experience with the cutting-edge philosophies of DeSatnick and their energetic team, he is positioned to serve his valued clients better than ever. Micah also takes his duty to you as a confidant seriously - your trust in him as an adviser is a responsibility that weighs greatly on all of the advice he gives in helping you realize your goals. Please explore the reviews from his past clients to convey that if you hire Micah then you are getting the services of a professional with experience, character, a likable personality, and superior skills to help you navigate a successful real estate transaction.

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