



insurance
financial services
home mortgage

JIM HOLLISTER

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2846 Johnson St NE

Minneapolis, MN 55418

612-789-4341 612-781-1583

www.JimHollisterAgency.com

E-Mail: jhollister04@msn.com

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FARMERS



**NOT ALL HOMES ARE ALIKE.
SO WHY SHOULD THEIR INSURANCE
COVERAGES BE THE SAME?**



With our new Farmers Next GenerationSM Homeowners Policy, now you have the options to tailor your coverage to fit your particular needs. After all, we believe you deserve a policy that's as unique as you are. To find out more about the benefits of our new policy, contact me today.



This custom Homeowner's Policy allows us to personalize your insurance.

Why is this important? First, you only pay for the coverage you need. This is not a cookie-cutter policy. Second, it gives you more options to choose from, and it increases the minimum covers you need.

This policy is also written in plain English; meaning that the coverage's are easy to understand and you know exactly what's covered. No "gray areas"!

What is the benefit for you?

- 1) Lower premiums
- 2) More discounts
- 3) More coverage's

The Next Generation Homeowners policy is available on March 1st. For more information and a Farmers Friendly Review call 612-789-4341.

NEW ANNUAL AUTO POLICY

As of January 29, 2007 you have the option to choose an annual auto policy. The annual option is available for existing clients as well as new clients. The policy provides the same wide array of coverage's, qualifying discounts and payment options (Farmers EasyPay or standard billing) as the traditional six-month policy.

The difference is the policy will renew once a year and lock in a good rate for the whole year.

You'll receive less paperwork, not have to worry about that bill showing up at in-opportune times. Your home renews yearly, why not your auto? Another option those "other guys" don't have!!!!

Home Mortgages and why you may need to refinance now!

The article below should make you think. If you have either type of mortgage we should talk. Click on the link for the entire story.

Two types of mortgages need special attention. First, the "interest only" loan, where you're paying the interest but not reducing the debt itself. And second, the "option ARM" that allows you to pay even less than the interest due (any unpaid amounts are added to your loan, so your debt *rises* over time). You usually have to start repaying the principal after three to five years. At that point, your monthly mortgage cost could jump by 50 percent to 200 percent—ready or not. Some other tips from the experts:

- If you're making a down payment smaller than 20 percent of the purchase price, you'll have to buy mortgage insurance or else take a second loan (called a piggyback). Until recently, buyers preferred the piggyback; it cost less than the insurance and they could deduct the interest. But the piggyback is now more expensive, says Guy Cecala, publisher of Inside Mortgage Finance. What's more, the full cost of mortgage insurance is newly deductible in 2008 for homes bought or refinanced in 2007 (the full write-off goes to married couples with adjusted gross incomes up to \$100,000, or singles up to \$50,000).
- Refinance home-equity lines (now at 8.5 percent or more), says Keith Gumbinger of hsh.com. Tuck them into a new mortgage or get a fixed-rate second loan.
- Consumers are still raiding their home equity. Last year, Visini says, two thirds of refinancings included cash-outs (that's where you borrow more than you previously owed). In states where homes are highly priced—California, Hawaii, Nevada—cash-out borrowers are refinancing into option ARMs to hold down their monthly costs. If they pay the minimum, they'll go even more deeply into debt and the tooth fairy of appreciation may not be there to bail them out. It's a risky game.
- Some investors borrow against their homes to get extra money for outside investments. They expect to earn more than they're paying in mortgage interest costs. But it's not that easy. For example, say that you could pay 20 percent toward the purchase of your next house. Instead, you put zero down and invest your cash in stocks. "No-down" loans carry higher interest rates and fees than regular loans. Guttentag figures that, if you stay in the house for seven years, you'll need a 16 percent annual return to cover the mortgage's extra costs. I'll bet that's more than you thought. If the real-estate market returns to normal, home prices won't be popping anymore. Now's a good time to grab a conservative loan rather than ratchet up your risk. The above was excerpted

from an article by Jane Bryant Quinn. Copy and paste this link into your browser:

<http://www.msnbc.msn.com/id/16720755/site/newsweek/>



A New Discount for our Active Duty soldiers and their families is being introduced on January 29th. A 10% discount is available for our troops. If you are, or you know someone who is on active duty please give us a call, or have your friend give us a call.

Discounts:

Auto	Homeowners
Active Duty	Homeowners/Auto
Auto/Homeowners	Home/Life
Auto/Life	Protective Devices
Two or More Automobile	Age 50 Plus
Affinity	Interior Inspection
Electronic Funds Transfer (EFT)	Non-Smoker
Farmers and Ranchers	Electrical Systems
Occupational	
Good Student	
Senior Defensive Driver	
Anti-Lock Brakes	
Passive Restraint	
Anti-Theft	
Prior Insurance	
Youth Education and Safety (Y.E.S.)	

Please keep in mind that we are here to help with all you Insurance and Mortgage needs. Check out our website at www.JimHollisterAgency.com to see all that we have to offer.

Need Health Insurance? Quote and Buy online.



Click on this link, or copy and paste onto you browser: <http://jameshollister.mymedicalquotes.com>

2846 Johnson Street Northeast . Minneapolis . Minnesota 55418
phone: 612-789-4341 or 612-781-1583 fax: 612-789-1816
email: jhollister04@msn.com web: www.jimhollisteragency.com