

# Real Estate Perspective



By Loretta A. Hall

## Mortgage Loan Assigned To New Lender — What's Your Rights?

Just a little something you should know...the company that collects payments on a mortgage loan is said to "service" the loan, even if it doesn't actually own the loan. Servicing of the loan may be transferred, sold or assigned to another party at any time. Example: you have been paying your mortgage loan to the same company for many years...with surprise you begin receiving your mortgage loan payment notices from another mortgage company, informing you that they now are servicing your loan.

The 1990 Mortgage

Servicing Transfer Act regulates how a homeowner must be informed of such transfers if this happens to you or anyone you know. If the servicing of a mortgage loan is transferred in any way after closing, the borrower must be notified within 15 days of the effective transfer. The notices must include the following information:

- \*The date the first payment is due to the new servicer and the date the old servicer will stop collecting payments.

- \*The name, address and toll-free or collect-call number of the

(See Real Estate, Page 7)

# BUSINESS

## FINANCIAL REPORT

### It's Time To Have An Investment Game Plan

By Fred T. Snyder

Whether you've been investing for 10 years or 10 minutes, it's always good to remember why you decided to invest: You wanted to meet financial goals. For some, goals could be as simple as building income for retirement, while others seek ways to pay for their children's education, a mortgage, a new car, etc. As you journey through the next year, review the following points in regards to your investment game plan:

- **Look for advice.** Very few individual investors have the knack of consistently choosing quality investments. A financial

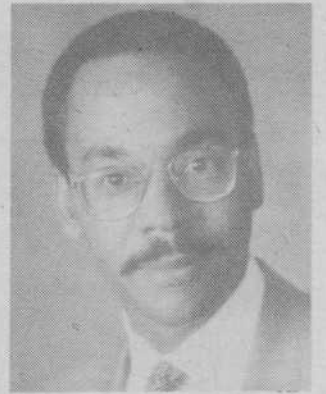
professional such as an investment broker or certified financial planner is trained to know what's available in the market and what best matches your financial objectives. And if you feel the professional is not helping you meet your objectives, don't be afraid to choose another.

- **Have specific goals.** Only you know what goals you want to achieve, so it is important that you clearly outline those goals before seeking investment advice. Once the goals are determined, a financial professional can help you find the investments best suited to meet your goals and risk

suitability.

- **Be patient.** A good investor understands that investments don't yield their proverbial fruit overnight. Some investments take more time than others to produce the anticipated benefits. Along the way, the markets will rise and fall, but the patient investor can endure these changes and realize potential investment success.

- **Spread out your money.** Be aware of how many investments your portfolio contains. If you're a beginning investor, you may lack the necessary finances to diversify too much at this time. But if you're an experienced investor,



FRED T. SNYDER

make sure you haven't limited your portfolio to a handful of investments. Diversity can help reduce risk. Remember what they say about "Not having all" (See Financial Report, Pg 21)

### AT&T Awards More Than \$1 Billion In Contracts To Minority- And Women-Owned Businesses

NEW YORK — Businesses owned by minorities and women won more contracts from AT&T in 1994 than ever before.

The telecommunications company recently announced that it purchased more than \$1 billion in goods and services from more than 3,000 minority- and women-owned firms.

"We've seen these alliances pay off — for all involved — in increased quality, productivity and profits," commented AT&T Chairman Robert E. Allen. They've led to cost savings, more customized goods and services, and new distribution outlets."

The top African American firm was Washington Cable



Bill and Beverly Parker, owners of Washington Cable Supply Company, AT&T's largest African American supplier in 1994

Company Supply, Inc. (WCSI), based in the Washington, DC suburb of Lanham, Maryland. Now in its eleventh year, WCSI provides cable management

services to the federal government, Fortune 500 and utility companies. On a daily basis, WCSI (See AT&T, Page 24)

# SAVE YOUR MONEY!



LAWRENCE ENNIS

## SPECIAL CLEARANCE PRICES NO UNITS HELD BACK 2nd CHANCE FINANCING

- BANKRUPTCY
- POOR CREDIT
- FIRST TIME BUYER
- DIVORCED

Gary Hanna Nissan can help re-establish your credit and give you a great deal on your next new or used vehicle.

SPECIAL DEALS FOR CITY, COUNTY & STATE EMPLOYEES

HOURS:  
Monday-Friday  
8:30 am - 10 pm  
Saturday  
8:30 am - 9 pm

"You're time is important to me. Please phone ahead for an appointment."

**NISSAN**

GARY HANNA NISSAN

3250 E. SAHARA

NEVADA'S #1 NISSAN DEALER. 10 YEARS RUNNING

**457-8061**

"If I can't save you money, I don't deserve your business!"

The Business Partners Presents

# RAPID REFUNDS

# RAPID TAX REFUND LOANS

(24 to 48 hours)

AND

# ELECTRONIC FILING

(11 to 14 days)

AT

# R. BEVERLY TAX SERVICE

2401 W. Bonanza Rd., Suite "E"

Phone: 646-0207

A Full Service Tax & Bookkeeping Business

**WE PROVIDE FAST SERVICE AT LOW COST**