

The Ultimate Money-Guide to Saving and Increasing Cash Flow

Your Path to Financial Growth,

Presented by Amy DeBusk



Phone Number
(916) 705-2557



Our Website
www.amydebuskhomeloans.com

MORTGAGE MADE EASY ACADEMY



loanDepot.com, LLC. All rights reserved. NMLS ID#174457
(www.nmlsconsumeraccess.org). For more licensing information,
please visit www.loandepot.com/licensing. #281056

Welcome to Your Path to Financial Growth



Whether you're a proud homeowner or planning to buy your first home, managing your finances effectively is key to building long-term wealth. Homeownership comes with expenses like mortgage payments, utilities, and maintenance, while preparing to buy a home often involves saving for a down payment, reducing debt, and budgeting wisely.

To gain control over your finances, start by tracking your spending for at least one week. Record every purchase, no matter how small, to identify unnecessary expenses and spot opportunities to cut back. This simple exercise provides clarity and helps you create a spending plan that prioritizes savings and essential costs.

00



1 Track Your Spending & Embrace the "No-Spend" Challenge



SPENDING PLAN MEETINGS: YOUR KEY TO FINANCIAL SUCCESS

Schedule a Spending Plan Meeting twice a month, ideally on payday, with your spouse or accountability partner. During these meetings:

- **Review your spending:** Compare actual expenses with your budget.
- **Adjust as needed:** Identify areas where you can cut costs or reallocate funds.
- **Set goals:** Establish short-term and long-term financial goals.
- **Celebrate wins:** Acknowledge progress, no matter how small.

These regular check-ins create financial awareness, improve communication, and foster a shared commitment to your financial success.



THE POWER OF ACCOUNTABILITY

One of the most effective ways to stay on track with your financial goals is to have an accountability partner.

This could be your spouse, if applicable, or someone you trust who will support and challenge you to stick to your financial plan. Sharing your goals and reviewing your progress regularly helps maintain focus and motivation.



TRY THE "NO-SPEND" CHALLENGE

Consider committing to a "No-Spend" challenge for a week—or even a month. Focus on covering only the essentials like groceries and bills, while pausing non-essential purchases.

This practice promotes mindful spending and helps uncover habits that may be holding you back financially.





2 The "Cash Stuffing" Method & Subscription Audit



PRACTICE THE "CASH STUFFING" METHOD

Using a cash envelope or binder system is a simple and effective way to manage your budget and control spending.

- **Sort Your Cash:** Allocate money into labeled envelopes or a binder for categories like groceries, dining out, and savings.
- **Track Spending Easily:** A visual system helps you stay within budget and avoid overspending.
- **Build Discipline:** Once an envelope is empty, it signals when to stop, promoting better financial habits.



CONDUCT A SUBSCRIPTION AUDIT

Regularly review active subscriptions like streaming services, gym memberships, and magazine deliveries. Canceling or pausing unused subscriptions can free up extra funds for essential expenses.

Pro Tip: Cancel your ATM credit card, and get a new one, so all subscriptions are paused until you load a new card on the app or subscription that you want to keep.





3 Reduce Your Utility Bills

SIMPLE CHANGES TO LOWER UTILITY COSTS

Implementing these changes not only reduces your monthly expenses but also contributes to a more energy-efficient home, leading to long-term savings and environmental benefits.

Action	Estimated Annual Savings
Use Energy-Efficient Appliances	Up to 30% reduction in electricity bill
Seal Windows & Doors	Around \$200 savings per year
Install a Smart Thermostat	10% to 15% reduction in heating and cooling costs
Maintain Appliances Regularly	Lower energy usage and cost
Get an Energy Efficiency Audit	Identifies energy-saving opportunities
Reinsulate an Older Home	Significant reduction in heating/cooling costs



4

Save on Food Costs

Food expenses can take up a large portion of a household budget, but with smart planning and strategic shopping, you can significantly reduce costs. Below are some effective ways to save on food without compromising on quality or nutrition.

- **Shop Smart** – Compare prices at stores like Aldi, Costco, and Walmart for the best deals.
- **Use Coupons & Loyalty Programs** – Check weekly ads from Raley's, Save Mart, Safeway, and Bel Air. Stack store and manufacturer coupons, and join loyalty programs for extra savings.
- **Buy in Bulk** – Stock up on staples like rice, pasta, and canned goods to cut costs by up to 30%.
- **Meal Plan Efficiently** – Upload food photos to ChatGPT for meal ideas to reduce waste.
- **Cook at Home** – Save \$200-\$300 per month by preparing meals at home and meal prepping for convenience.

SHOP SMART FOR GROCERIES

Meal Type	Eating Out Cost	Cooking at Home Cost	Monthly Savings
Lunch (5x per week)	\$50	\$20	\$120
Dinner (5x per week)	\$75	\$35	\$160
Total Savings			\$280

SHOP SMART FOR GROCERIES

Action	Annual Savings
Using a Food Saver	\$500+
Meal Prepping	\$600+
Buying in Bulk & Storing Properly	\$400+

5 Lower Insurance Costs – Auto & Homeowners

Lowering home insurance costs is a great way to manage your household expenses effectively. By taking a few simple steps, you can reduce your premiums without sacrificing coverage.

Consider the following strategies to help save on insurance costs:



Shop Around:

Insurance rates vary widely between providers, and loyalty doesn't always mean the best price.

Comparing multiple quotes from different companies can help you find a better deal, potentially saving you hundreds of dollars each year.



Bundle Policies:

Many insurance companies offer discounts when you combine policies, such as home and auto insurance.

Bundling can reduce both premiums by 10-20%, providing substantial savings while simplifying your insurance management under one provider.



Increase Your Deductible:

Raising your deductible from \$500 to \$1,000 can lower your premium by up to 25%, helping you save in the long run.



05

6 Eliminate High-Interest Debt



High-interest debt can quickly accumulate, making it challenging to manage finances effectively.

By implementing strategic debt reduction methods, you can lower monthly payments and free up cash for other financial goals.

Cancel Unused Cards:

Canceling your ATM or credit card linked to automatic subscriptions can stop unnecessary charges.

Use Home Equity to Consolidate Debt:

Mortgage interest rates are typically much lower than credit card rates. Using home equity to pay off high-interest debt can significantly reduce monthly expenses.

The Debt Snowball Method: Pay Off Debt Faster

The Debt Snowball Method helps you pay off debt faster by building momentum.

This method keeps you motivated, builds momentum, and simplifies debt repayment. Stay focused, and watch your debt disappear!

Debt Type	Interest Rate	Monthly Payment (on \$20,000)
Credit Card	18.00%	\$400
Home Equity Loan	5.00%	\$108

Follow these steps to stay on track:

1. List debts from smallest to largest.
2. Pay minimums on all except the smallest.
3. Attack the smallest with extra cash.
4. Snowball payments into the next debt as each is cleared.



7 Save on Property Taxes

Lowering your property taxes can help reduce your annual expenses significantly. By exploring available exemptions and reassessment options, you may be able to secure long-term savings.

CHECK FOR TAX EXEMPTIONS:

Many states offer tax breaks for seniors, veterans, or people with disabilities. Contact your county tax assessor's office for more information.

CHALLENGE YOUR PROPERTY ASSESSMENT:

If your home's assessed value is too high, you can request a reassessment to lower your property taxes.

Action Taken	Annual Savings
Tax Exemption	\$500
Successful Reassessment	\$800

Taking advantage of tax exemptions and reassessment opportunities can significantly reduce your property tax burden. Review your options and act now to start saving!



8 Lower Your Mortgage Payment

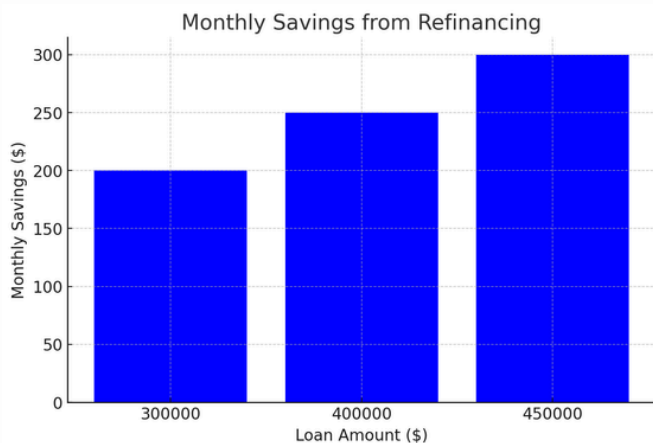
Lowering your mortgage payments can ease financial stress and increase your available cash flow. By exploring refinancing options and adjusting your payment schedule, you can save money in the long run.

REFINANCE YOUR LOAN:

If interest rates are lower than when you purchased your home, refinancing can reduce your monthly payment.

SWITCH TO A BIWEEKLY PAYMENT SCHEDULE:

Making payments every two weeks instead of once a month helps you pay off your mortgage faster and saves thousands in interest over time.



This chart illustrates the monthly savings homeowners can achieve by refinancing their loans at different loan amounts.

As the loan amount increases from \$300,000 to \$450,000, the monthly savings also rise, showcasing the potential financial benefits of refinancing larger loans.

9 Professional Contacts to Help You Save Money



Managing home expenses effectively often requires expert advice. Seeking professional guidance can help you make informed financial decisions and maximize your savings.

Whether you're looking to refinance your mortgage, reduce insurance costs, or plan for long-term financial stability, the right professionals can make a significant difference.

WORK WITH EXPERTS TO MAXIMIZE SAVINGS

- **Certified Mortgage Planner– Amy DeBusk Home Loans:** Helps you finance a home and refinance finding the right loan for you.
- **Financial Planner:** Assists with budgeting and long-term financial goals.
- **Insurance Agent:** Helps lower home and auto insurance costs.
- **Accountant:** Provides tax-saving strategies for homeowners.

Small changes can lead to big savings. By making smart financial moves, you can free up extra cash every month while still maintaining a comfortable home. Start with one or two changes and watch your savings grow!

Need assistance? Contact us for referrals to trusted professionals who can help you achieve your financial goals.