moneymatters

SUMMER 2014

Cherry Creek Investment Advisors, Inc.

welcome

Dear Client,

I hope that you have enjoyed a wonderful Spring and are looking forward to a Summer filled with family and fun. Whether your Summer plans involve relaxing at home or going on an exciting vacation.

At Cherry Creek Investment Advisors, Inc., we've had a great start to the year and we're looking forward to the warmer weather and sunshine of the Summer and enjoying some time with friends and family.

While markets have experienced a lot of volatility this year, we believe that underlying economic fundamentals remain strong and we're cautiously optimistic about growth in the coming months.

In this issue of the Money Matters Newsletter, we've tackled some of the common myths floating around retirement and discussed the new realities facing many retirees today. We also explore some of the questions surrounding helping children buy a house and give you some exciting ideas for healthy family activities. We hope you enjoy!

In this issue, we cover:

- 6 Myths About Retirement Debunked 3
- Gardening Tips For a Great Summer 9
- 5 Ways to Protect Your Personal Identity While Traveling 10
- Healthy Summer Activities For the Whole Family 12
- Questions You Should Ask Before Helping Children Buy a Home 14

If you have any questions or concerns about what we've covered or have any issues to be addressed before the end of the year, please let us know. If you have any family or friends who would enjoy receiving their own copy, please give us their information and we will be happy to add them to our growing list of subscribers.

As always, it is an honor and a privilege to serve you. On behalf of all of us at Cherry Creek Investment Advisors, Inc., thank you and best wishes for a wonderful Summer 2014.

Warm Regards,

Sean and Trish

6 MYTHS *about* Retirement *DEBUNKED*

Most Americans view their golden years as a reward for decades of hard work and financial discipline, and look forward to traveling, spending time with loved ones, and enjoying some well-deserved leisure. However, by falling into the trap of believing in these myths, you may inadvertently derail your retirement dreams

Your retirement will not be your parents' retirement. Conditions have changed dramatically in recent years and many assumptions about your income needs, healthcare expenses, and factors like longevity are simply no longer valid. In order to plan effectively for the future, it's vital to test your assumptions, leave room for error in your estimates, and use the latest tools and information.

As financial representatives, it's our job to ask hard questions and challenge widely held beliefs around retirement to better help our clients pepare for the future. We wrote this special report to debunk some common myths around retirement and help our clients ensure that their ideas take into account the latest understanding of the realities of retirement.

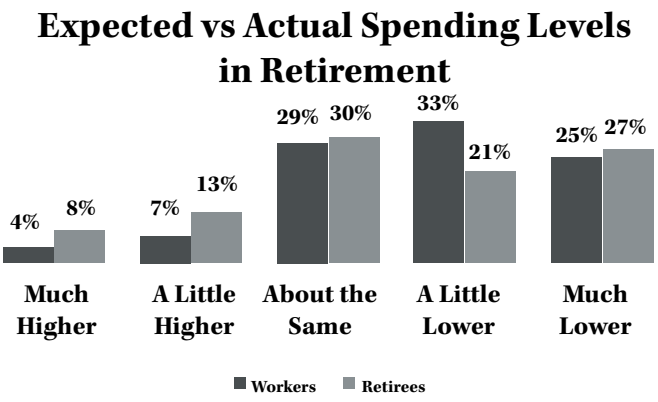
Myth #1: You'll Spend Less Money in Retirement

Reality: In many cases, living expenses stay the same or even go up in retirement because of increased leisure expenses, healthcare costs, and even taxes.

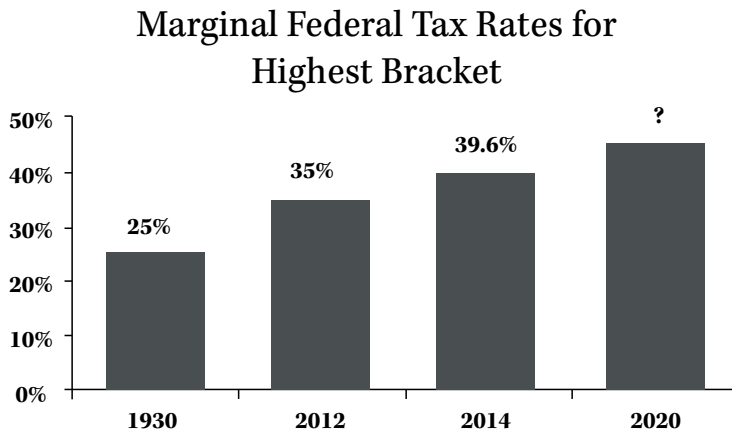
Most Americans think that once they stop working and have their house paid off, that their spending will decrease. A 2013 survey found that most workers expect their spending to go down once they retire. However, the same survey found that most retirees spend the same amount or even more once they retire. While 58% of pre-retirees expected their spending to drop after retirement, only 48% of retirees actually reported experiencing a decrease in spending. [1]

Research shows that retirement spending doesn't follow a linear pattern.[2] It's not uncommon for retirees to experience a drop in spending levels immediately after retirement because of reduced work-related expenses. However, it's also common for discretionary spending on leisure activities, travel, entertainment, and other areas to increase in the early years of retirement because folks tend to have the most energy and excitement about retirement. Discretionary spending typically falls as retirees get older and slow down. However, this is also the time when spending on healthcare often rises, which may offset the drop in discretionary spending.

How much you should plan to spend in retirement depends entirely on your current budget and desired retirement lifestyle. If you're currently saving a significant portion of your income and living well below your means, then it might make sense to expect your retirement expenses to go down. However, if you spend most of what you bring home, or have a long 'bucket list,' then you should think seriously about whether you'll need 100% or more of your pre-retirement income to maintain your lifestyle.



Source: EBRI & Matthew Greenwald & Associates, Inc. 2013 Retirement Confidence Survey



Source: Tax Foundation U.S. Federal Individual Income Tax Rates History, 1862-2013

Many simple retirement calculators default to the assumption that you'll need to replace only 70%-80% of your income. In most cases, these simplistic calculations don't include the new financial realities facing many retirees: aging parents who need care, adult children who still need financial help, and increased leisure expenses. One of the benefits of working with a financial representative is that we can help you develop a more accurate estimate of your future spending and required nest egg by using comprehensive surveys and sophisticated simulations that include many variables.

Myth #2: Your Tax Bill Will Be Lower in Retirement

Reality: While many retirees think that their taxes will drop once they retire, our experience suggests that this is often not the case for affluent investors.

The myth of the lower tax bill is usually based on the assumption that your income will be lower in retirement, and we've already established that this belief is on shaky ground for many retirees. Consider also that you will have to pay taxes on withdrawals from retirement accounts like 401(k)s and Traditional IRAs.

It's also likely that you will lose out on some important tax deductions once you retire. For example, if you pay off your house, you will no longer be able to deduct mortgage interest, which is one of the biggest deductions on most tax returns. Once you stop working, you will no longer be able to exclude employer-sponsored retirement plan contributions from your income.

The future tax environment will have an effect on your future tax burden. We don't know what taxes will look like in the future, but changing demographics and a large national debt mean that taxes may go up for affluent taxpayers.

Fortunately, there are many strategies that we can employ to help reduce the impact of taxes on your bottom line. For example, we often suggest clients to revisit their investment holdings in taxable and tax-advantaged accounts to ensure that they are optimally allocated. We also help clients analyze opportunities for Roth conversions to reduce post-retirement taxable income.

Keep in mind that it's important to consider your financial situation holistically. Taxes are just one piece of the picture and your overall investment strategy should be based on investment goals, appetite for risk, and time horizon, not just taxes. If you're worried about the impact of taxes on your retirement income, we strongly urge you to come and speak to us about it so that we can review your situation and suggest possible solutions.

Myth #3: Medicare Will Cover All of Your Healthcare Expenses

Reality: While Medicare is an important part of most retirees' healthcare plans, it doesn't cover assisted living or nursing home care, which can be very costly. Many retirees also underestimate how much money they'll need to spend each month on insurance, co-pays, and medication.

Qualifying for Medicare will save you a bundle on medical care, but it won't cover all of your healthcare costs in retirement. Here are a few examples of common expenses not covered by Medicare: [3-4]

- Dental care
- Eye care
- Hearing aids
- Medical care outside the U.S. (There are a few exceptions)
- Long-term care

It's also important to account for out-of-pocket spending on Medicare and private insurance. AARP ran the numbers on the different Medicare choices and found that the average retiree can expect to pay over $3,000 per year for basic Medicare coverage under Parts A, B, and D. [5] Fidelity developed a more comprehensive estimate and found that an average couple who retired in 2013 could expect to spend $220,000 on healthcare in retirement. [6]

These numbers may sound improbable, but they include deductibles, co-pays for treatment and medication, and other out-of-pocket expenses not covered by Medicare. For most American retirees, healthcare costs represent a large part of their annual household spending, accounting for about 12.7 percent or $5,118, on average, for individuals over age 65. [7]

Bottom line: It's important to plan ahead for how you expect to cover healthcare expenses and long-term care in retirement. Your financial representative can help you understand how options like Medicare, private health insurance, and long-term care insurance fit into your overall financial picture.

Myth 4#: You Should Stop Saving & Investing in Retirement

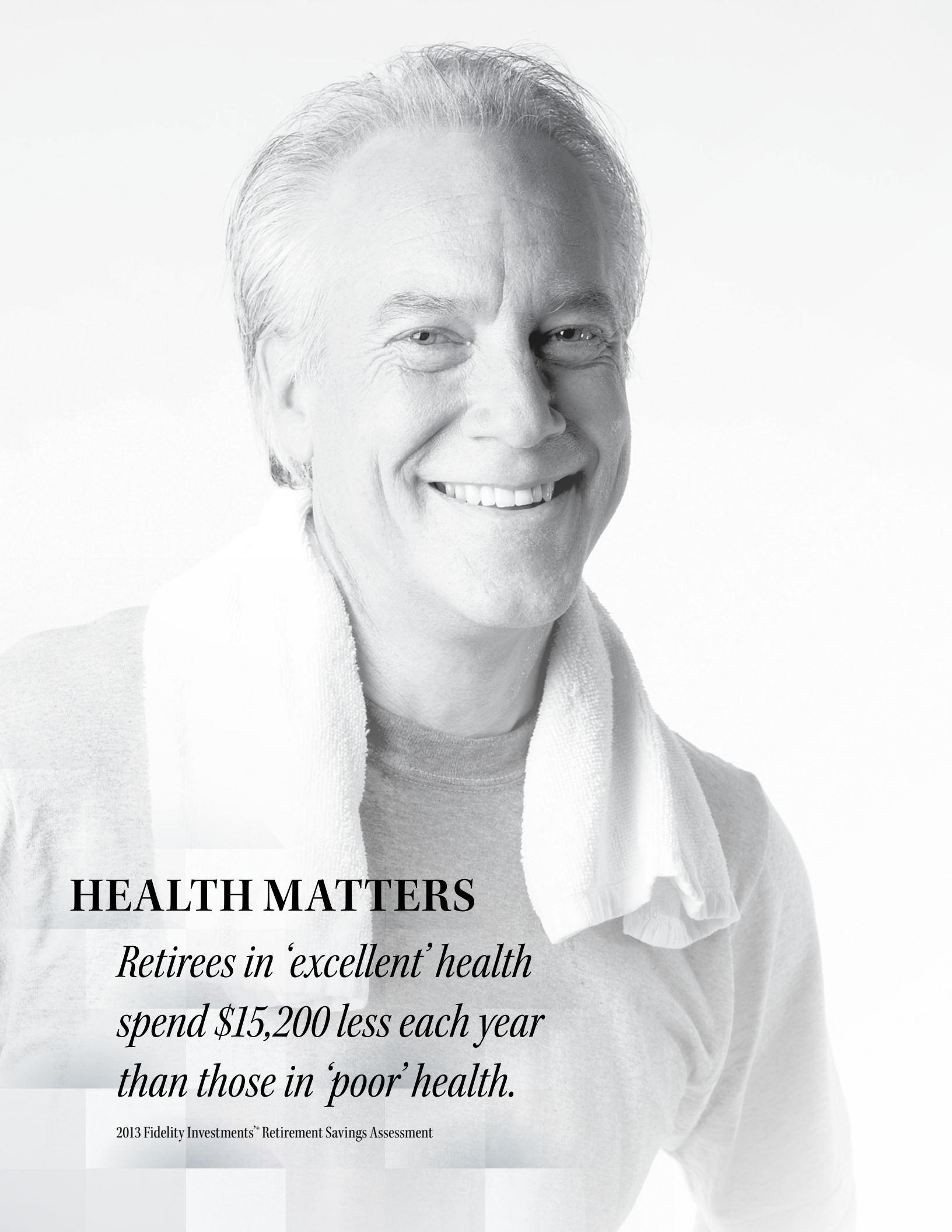
Reality: Longer lifespans mean that retirement can last 30, 40, or even 50 years for some people, so it's important to ensure that your nest egg lasts as long as you do.

Even if you're retired, it's still important to spend wisely, live below your income, and put money away for a rainy day.

We encourage our clients to think of retirement as a journey instead of a destination and to plan carefully to ensure that they aren't exceeding their income or withdrawing too much from their investments. If you are still preparing for retirement, consider doing a trial run, in which you practice living within your estimated retirement income. This may help you develop a more accurate measure of your actual future spending.

Although we can't predict the future, we can be reasonably certain that tomorrow's markets will experience periods of volatility and loss. Market performance can have a serious impact on your retirement income if you depend on withdrawals from retirement accounts for a significant portion of your basic expenses. Whenever possible, it's a good idea to limit withdrawals from investment accounts that have lost value so that you don't 'lock in' your losses by selling.

While we actively manage risk to help limit our clients' downside, we also help our clients develop financial contingency plans to prepare for potential reductions in investment income during periods of market volatility. One of the best services we can offer is an objective assessment of 'worst-case' scenarios that can help you prepare for an uncertain future.



HEALTH MATTERS

Retirees in 'excellent' health spend $15,200 less each year than those in 'poor' health.

2013 Fidelity Investments'* Retirement Savings Assessment

Myth #5: You Should Replace Stocks With Bonds in Your Portfolio in Retirement

Reality: Being too aggressive with your long-term investments is dangerous the closer you get to retirement. However, being too conservative by cutting your equity holdings too much can be equally dangerous by limiting your upside potential and leaving your portfolio open to inflation risk.

Once, a simple rule of thumb suggested that investors should hold the same percentage of bonds in their portfolio as their age. Thus, a 65-year-old investor would keep about 65 percent of his or her portfolio in bonds and 35 percent in equities. However, low interest rates and longer lifespans mean that this rule may no longer hold true for many Americans. In order to successfully finance multiple decades of retirement, you may need to accept more risk to achieve greater potential growth. Depriving your portfolio of enough equities can leave you vulnerable to the effects of inflation and increase the risk that you'll run out of money later in life.

Ultimately, there's no simple formula that can determine the right mix of assets in your portfolio. Instead, it's important to work with your financial representative to develop an investment strategy that fits with your retirement timeline, income plans, expected longevity, and appetite for risk.

Myth #6: It's Too Late to Start Planning for Retirement in Your 50's

Reality: It's easy to let life get in the way of planning for retirement; however, if you think that it's too late to start saving for a comfortable retirement, think again. It's never too late. Catch-up provisions, higher earnings, and a potentially longer career mean you potentially have decades of savings ahead of you.

As financial professionals, we frequently meet with clients who have delayed saving for retirement and are worried about whether they can ever afford to retire. While we certainly encourage starting early to give, there are still plenty of ways to increase your retirement savings later in life.

If you're worried that you're late to the retirement planning party, consider these strategies to help you boost your nest egg:

- Meet with a financial professional to discuss your goals and build a customized strategy to help your needs.
- Build aggressive savings rates into your budget instead of just saving whatever is leftover at the end of the month.
- Maximize salary deferrals to your employer-sponsored retirement plan and contribute every possible cent to tax-advantaged retirement accounts.
- Leverage catch-up provisions to boost the amount of money you can save each year.
- Downsize your home to reduce living expenses before and after retirement.
- Work longer and retire later to give your savings time to grow.
- Gradually transition into retirement by moving to part-time work or starting a second career to give your retirement income a boost. Keep in mind that working while collecting Social Security may impact your benefits if you are under your Full Retirement Age.

Conclusions

Retirement planning in today's uncertain world can be tough and it's important to avoid making critical errors that can disrupt your hopes for a comfortable retirement. We can't perfectly predict how factors like longer lifespans, rising healthcare costs, and taxes will affect your retirement. However, we can use sophisticated tools and a comprehensive understanding of your needs to help develop a flexible strategy that can adapt to future changes.

I hope that you've found this article educational and – above all – reassuring. If you're worried about how any of the issues we've discussed may affect your retirement plans, we urge you to pick up the phone and give us a call. I can guarantee that many people before you have had the same fears and we can help you evaluate your current situation and develop solutions to challenges you may encounter.

Footnotes, disclosures, and sources:

Opinions, estimates, forecasts and statements of financial market trends that are based on current market conditions constitute our judgment and are subject to change without notice.

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Investing involves risk including the potential loss of principal. No investment strategy can guarantee a profit or protect against loss in periods of declining values.

Opinions expressed are not intended as investment advice or to predict future performance.

Past performance does not guarantee future results.

Consult your financial professional before making any investment decision.

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By clicking on these links, you will leave our server, as they are located on another server. We have not independently verified the information available through this link. The link is provided to you as a matter of interest. Please click on the links below to leave and proceed to the selected site.

[1] "The 2013 Retirement Confidence Survey." Employee Benefit Research Institute. http://www.ebri.org/pdf/surveys/rcs/2013/EBRI_IB_03-13.No384.RCS.pdf [Accessed 23 May 2014]

[2] "Exploring the Retirement Consumption Puzzle." Financial Planning Association. http://www.onefpa.org/journal/Pages/MAY14-Exploring-the-Retirement-Consumption-Puzzle-.aspx [Accessed 27 May 2014]

[3] "Items and Services Not Covered by Part A and B." Medicare.gov. http://www.medicare.gov/what-medicare-covers/not-covered/item-and-services-not-covered-by-part-a-and-b.html [Accessed 24 May 2014]

[4] "What Medicare Doesn't Cover." AARP. http://www.aarp.org/health/medicare-insurance/info-05-2011/what-medicare-doesnt-cover.html [Accessed 24 May 2014]

[5] "What Health Care Will Cost You." AARP. http://www.aarp.org/health/medicare-insurance/info-12-2012/health-care-costs.html [Accessed 24 May 2014]

[6] "Fidelity® Study Shows 84 Percent of Americans Concerned About Health Care Costs in Retirement." Fidelity Investments. http://www.fidelity.com/inside-fidelity/individual-investing/fidelity-study-shows-84-percent [Accessed 24 May 2014]

[7] "Consumer Expenditure Survey, 2012." Bureau of Labor Statistics. http://www.bls.gov/cex/2012/combined/age.pdf [Accessed 28 May 2014]

Gardening Tips... FOR A GREAT SUMMER

Though life may slow down for us in the summer as people enjoy vacations and backyard barbecues, summer can be one of the most demanding times of the year for your garden. Whether you have a small herb garden on a balcony or an extensive yard, keeping your plants in good condition can take some thought and care. Hot weather, drought conditions, and pests take their toll during this season–as can absences for vacations. Here are some tips to keep in mind so that you can fully enjoy your garden this summer.

CONSIDER THE EFFECTS OF LAST YEARS GARDENING

If you plan to add fruits and vegetables to your garden, make sure to think about what was in the ground before. Different plants require particular nutrients and soil conditions; if you plant your tomatoes in the same spot every year without adding fertilizers to the ground, you may end up with depleted soil. One way to counter soil depletion is to rotate the plants in your kitchen garden. Learn about what each of your plants needs from the soil, then change their planting positions yearly so that the soil has a chance to recover. Typically, a 3-year rotation is enough to allow soil to regain nutrients naturally.

PLANT FOR THE GARDEN YOU HAVE

One of the surest measures you can take to ensure garden success is to know your conditions. For example, if you have a limited amount of sunlight during the day, think about where that sunlight hits, when, and for how long, so that you can adequately site plants that thrive in partial shade. Many people enjoy adding annuals to their garden in the spring and summer–they often add bright color that we don't get to see year-round–but even annuals should be thoughtfully placed so that they can thrive. Talk to experts at your local nursery as you select your plants to make sure that you've properly matched the plants to your garden's soil, moisture, and light conditions.

PREPARE YOUR GARDEN FOR DROUGHT

If you live in an area that is prone to summer droughts, there are a number of things you can do to prepare your plants and garden beds before drought conditions arrive. Water your lawn thoroughly (but less frequently) during the late spring and early summer to encourage roots to grow deeper into the soil. Mulching and composting can help keep your garden healthy and condition the soil to hold more moisture.

MAXIMIZE YOUR WATERING SCHEDULE

Replacing old, leaky hoses and fixing bad connectors can save you a tremendous amount of water. Experiment with drip hoses and low volume water systems to find a solution that works for your garden. Drip systems may offer you a means of minimizing water loss through evaporation.

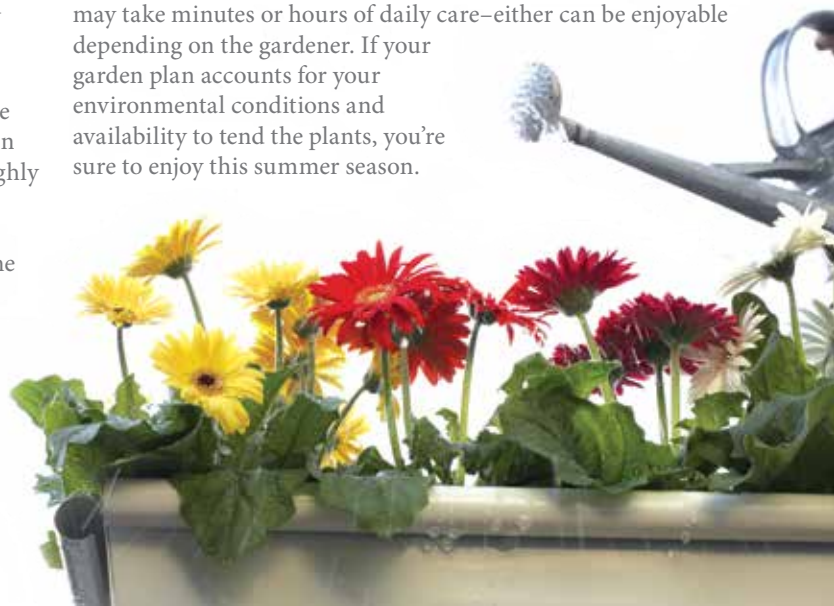
Also consider installing a rain barrel underneath your down pipe to collect rainwater and reduce your garden's reliance on municipal water. A rain catchment system can tide your garden over during periods of water restriction.

DONT FORGET TO MULCH

Mulching around vegetables, shrubs, flowers, and trees is an important summer project because it helps enrich the soil while keeping soil temperature down during the hot months. Mulching also helps plants retain much-needed moisture, reducing the amount you'll need to water. The best time to mulch is just after watering.

REMEMBER THE GARDENER

Many of us take summer vacations, which may leave our plants at the mercy of a kind neighbor. Think carefully before planting anything so delicate that lack of expert care would devastate it. Finally, be aware of your own interest in gardening. A garden may take minutes or hours of daily care–either can be enjoyable depending on the gardener. If your garden plan accounts for your environmental conditions and availability to tend the plants, you're sure to enjoy this summer season.



5 Ways to Protect Your Identity While Traveling

When you're setting off on the exciting vacation you've been looking forward to for months, identity theft is probably the last thing on your mind. The wonderful thing about travel is that it replaces normal routines with exciting activities and new environments. However, it can also introduce new threats to your security. Taking some preventative steps before, during, and after your vacation can help you avoid the frustration and hassle of having your sensitive information compromised. Here are some simple ways to protect your identity while traveling.

1 Limit The Personal Documents You Take With You

Before leaving on a trip, remove unnecessary items from your wallet and purse like Social Security cards, checkbooks, debit cards, and old driver's licenses. You should also leave library cards and other membership cards at home because they can still give a thief important information about where you live. Take only the minimum number of identity documents, debit, and credit cards that you'll need for your trip.

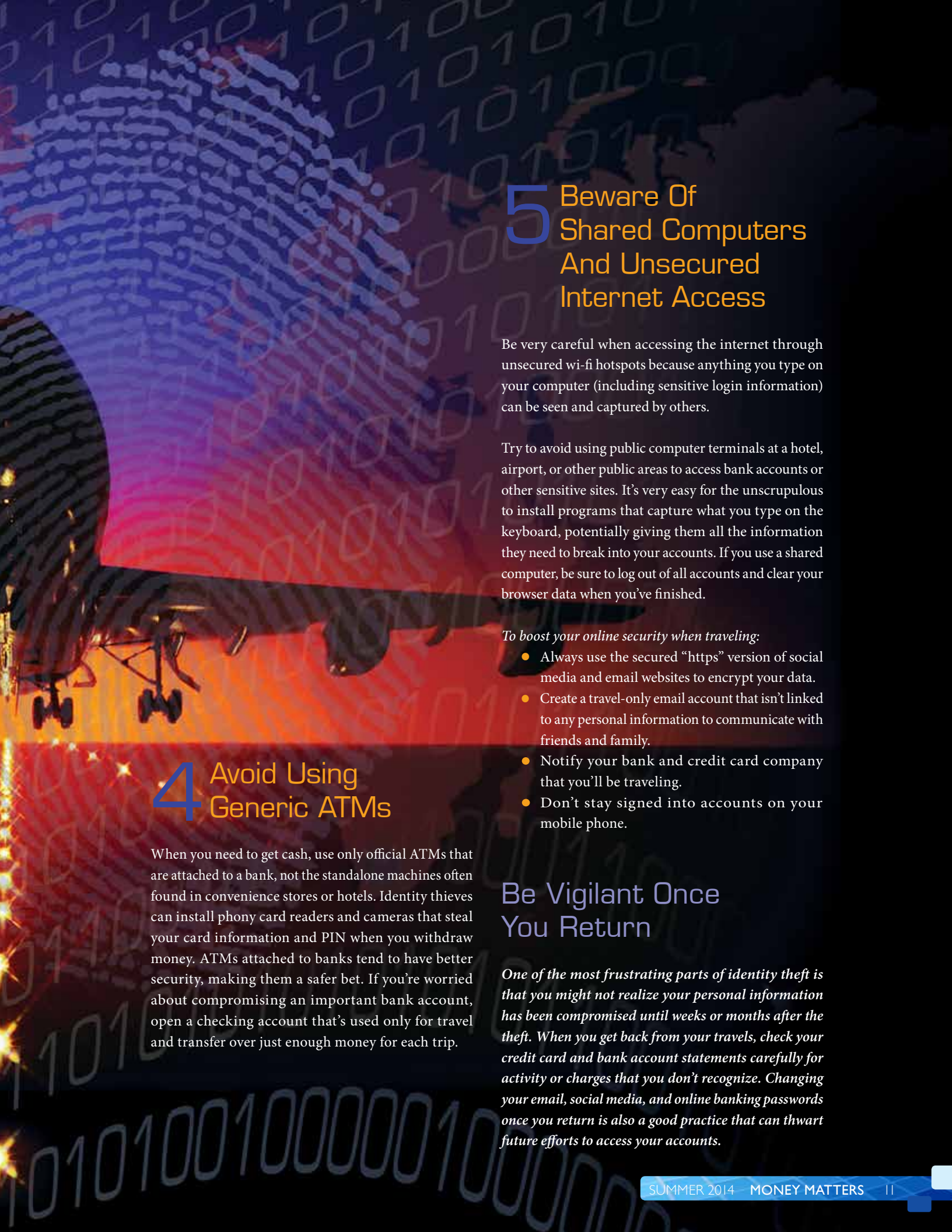
2 Clean Up Before You Go

Many identity thefts happen when vacationers are away from home. Before leaving your office and house, do a quick sweep to make sure you haven't left important documents or personally identifying information laying around. Shred any sensitive trash and make sure to lock up computers, hard drives, and important documents to deter thieves.

3 Don't Make It Obvious When You're Out Of Town

You probably know to stop newspaper service and ask the post office to hold the mail, but ask a trusted neighbor to pick up any packages and junk mail deliveries so that they don't announce your absence to passersby.

You should also avoid posting travel dates or detailed plans on social media sites. Though you might think that only close friends and family can see your posts, the interconnected nature of social media means that sensitive information can be inadvertently shared with people outside your immediate network. Limit social media posts from the road so that strangers don't know that you're away from your home.



4 Avoid Using Generic ATMs

When you need to get cash, use only official ATMs that are attached to a bank, not the standalone machines often found in convenience stores or hotels. Identity thieves can install phony card readers and cameras that steal your card information and PIN when you withdraw money. ATMs attached to banks tend to have better security, making them a safer bet. If you're worried about compromising an important bank account, open a checking account that's used only for travel and transfer over just enough money for each trip.

5 Beware Of Shared Computers And Unsecured Internet Access

Be very careful when accessing the internet through unsecured wi-fi hotspots because anything you type on your computer (including sensitive login information) can be seen and captured by others.

Try to avoid using public computer terminals at a hotel, airport, or other public areas to access bank accounts or other sensitive sites. It's very easy for the unscrupulous to install programs that capture what you type on the keyboard, potentially giving them all the information they need to break into your accounts. If you use a shared computer, be sure to log out of all accounts and clear your browser data when you've finished.

To boost your online security when traveling:

- Always use the secured "https" version of social media and email websites to encrypt your data.
- Create a travel-only email account that isn't linked to any personal information to communicate with friends and family.
- Notify your bank and credit card company that you'll be traveling.
- Don't stay signed into accounts on your mobile phone.

Be Vigilant Once You Return

One of the most frustrating parts of identity theft is that you might not realize your personal information has been compromised until weeks or months after the theft. When you get back from your travels, check your credit card and bank account statements carefully for activity or charges that you don't recognize. Changing your email, social media, and online banking passwords once you return is also a good practice that can thwart future efforts to access your accounts.

Healthy Summer Activities for the Whole Family

Summer often brings more relaxed schedules and time with your family without the pressure of school and extra-curricular activities. The pace of business slows down as grown-ups take a much-needed break from work. It can be hard to come up with activities that are fun for children and entertaining for adults as well. Make memories with every generation of your family with these fun activities.

HOST AN OUTDOOR FAMILY MOVIE NIGHT

Instead of paying to take the whole family out to a movie, bring the movies home to your backyard. Borrow or rent a digital projector, hook up the stereo, pin a white sheet against the house, and invite friends and family over for a movie night under the stars.

GO STARGAZING

Camelopardalids, Delta Aquarids, and Perseids; the 2014 summer sky will be full of meteor showers and interesting astronomical events. Join up with a local astronomy club or just head out on your own for a lovely evening of stargazing. For best viewing, leave city light pollution behind and find a spot out in the country.

To find areas free of light pollution, visit: www.jshine.net/astronomy/dark_sky/

VISIT A FARMER'S MARKET

Many communities around the country have weekday or weekend farmer's markets where you can buy delicious seasonal produce grown locally. Ask children for help picking out fruits and vegetables or give older children a small budget for purchases. You can turn each trip into an educational experience by learning about what produce will be available in advance and comparing different varieties.

Find out about markets in your area at: www.localharvest.org/farmers-markets

PICK SEASONAL FRUITS AT A LOCAL FARM

Depending on where you live, there may be a farm close by that offers pick-your-own fruits and berries throughout the summer. Children of all ages can enjoy filling their baskets with seasonal fruits. Turn your fruit picking adventure into more fun by turning your haul into delicious pies, ice creams, jams, or other food projects.

Find pick-your-own farms in your area at: www.pickyourown.org

PLANT AND MAINTAIN A GARDEN TOGETHER

If you need activities for the whole summer, consider planning and planting a garden together. Gardening with kids or grandkids can build happy memories, help them develop an appreciation for the effort involved in producing food, and can offer the opportunity to work together toward a shared goal. Studies show that children learn best when involved in hands-on activities; working on a kitchen garden together may make them more eager to eat their vegetables!

To find out what herbs and vegetables will grow well in your climate, visit your local garden supply store or farmer's market.

VISIT A LOCAL MUSEUM

Beat the heat and learn something new at one of your local institutions. Many museums are reaching out to families with dedicated family days or kid-friendly exhibits that make interesting subjects more accessible to children.

Visit local museum websites to find out about family days and kid-oriented exhibits.

VOLUNTEER TOGETHER

Volunteering as a family is a wonderful way to give back to the community and instill values like compassion, kindness, and social responsibility. It can also help children develop an understanding of important social issues while teaching them to recognize the blessings in their own life.

Family-friendly volunteer activities ideas are:

- Work at a local community garden.
- Clean up local parks, waterways, and public spaces.
- Deliver meals to elderly neighbors.
- Raise money through a charity event or personal challenge.

Get together as a family and brainstorm a list of the organizations you would like to help and the types of activities that interest you.

To learn more about family volunteering, look online for the PBS Kids – Family Guide to Volunteering.

When coming up with family activities, think about the ages, interests, and activity levels of your family members. Don't feel the need to shoulder the whole burden of planning; one way to make family activities more fun is to engage every generation in coming up with ideas. Think of this list as just a starting point for your summer adventures. While it can be hard to pry kids (and adults!) away from their devices, swapping screen time for face time can make for a much more memorable summer.

7 QUESTIONS

YOU SHOULD ASK BEFORE HELPING YOUR CHILDREN BUY A HOME

It's natural to want to help your children achieve one of life's important milestones and assisting with the purchase of a home can be a wonderful gift. However, it's a gift that can have serious implications for the whole family.

Some parents lend a helping hand by offering children a loan, while others make a gift of cash toward a down payment. Other parents enter into a split-ownership agreement with their children or co-sign on the mortgage note.

Before jumping into a complicated financial arrangement, ask yourself these important questions.

DO You Have The Financial Strength To Help?

Before considering any kind of financial assistance, consult your financial professional to determine whether you can afford to help your children without adversely affecting your retirement plans. Whether you are in the accumulation or withdrawal stages of retirement, it's critical that you avoid risking your own financial future.

HOW Financially Stable Are Your Children?

It's important to be able to have a thoughtful discussion with your kids about how financially prepared they are to take on the burden of a mortgage, taxes, maintenance, and other home-related expenses. If your children don't have adequate savings, a job loss or other financial emergency could lead to falling behind on mortgage payments and foreclosure. If you co-sign on the mortgage or own equity in the house, you could be harmed if a child's finances deteriorate. Together, discuss contingency plans for future expenses to be sure that you won't be on the hook for additional financial assistance.

WHAT Are the Tax Implications?

Tax laws are complex and it's important to consult a tax professional to make sure that you understand all the relevant rules. For example, federal tax laws specify that mortgage interest and taxes can only be deducted if the taxpayer both pays those costs and has an ownership interest in the property, potentially complicating shared ownership situations. There are also gift tax implications if you plan to give a child more than $14,000 per parent, per child in the 2014 tax year.

WHAT Family Dynamics Are At Play?

While the decision to help your children buy a home may seem like a purely financial one, don't discount emotional factors. Think carefully about how your relationship with your child or children will be affected by the arrangement. If you plan to offer your child a loan, what will you do if they can't afford to pay you back? It's also important to be on the same page regarding ownership and use of the house. Parents with multiple children should consider how sibling relationships will be affected if you assist one child with a home purchase.

http://www.irs.gov/pub/irs-pdf/p936.pdf

http://www.irs.gov/uac/Newsroom/In-2014,-Various-Tax-Benefits-Increase-Due-to-Inflation-Adjustments

Here are some other questions that you may want to consider in your discussions with your children:

- Do your personal values allow for this kind of financial support?
- Would the assistance be structured as a loan, gift, co-signature, or shared equity arrangement?
- If you offer a loan, what are the terms?
- Will your contribution inflate your child's house budget?
- How will the gift affect your own savings and cash flow?
- What happens if your child moves or no longer wants the house?
- If your child is married, how would a divorce affect the financial arrangement?
- What are the best- and worst-case scenarios?

sudoku

1	6				5			8
		3	1	4				2
9		8	6					
2	7			3	9		4	
		9	7		1	2		
	3		2	8			2	9
					7	1		5
3				5	2	9		
5			8				2	4

how to play sudoku

Sudoku or "single number" is a logic-based, number-placement puzzle. The objective is to fill a 9×9 grid with digits so that each column, each row, and each of the nine 3×3 sub-grids that compose the grid (boxes) contains all of the digits from 1 to 9 once.

				9				
5		8		3				
	3		7		5	6	1	
	6				3	8		
2				6				5
		1	2				9	
	2	4	5		9		6	
				1		4		2
				8				

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