



There are other ways
Dear Dave,
I really don't have any established credit, because I've never taken out a loan or had a credit card. What will happen when I'm ready to get a mortgage loan and buy a home?

Jillian
Dear Jillian,
There are basically two ways to be in a position to get a home loan. One is to have credit at lots of places and a huge FICO score. This is kind of dumb when you re-

ally think about it, but it will get you a home loan almost instantly.
When you have no credit, a lender has to do what's called a manual underwriting. It's something lots of banks did back in the day, when they actually used common sense when it came to making loans.
Fortunately, a few places will still work with you in this manner. They take a look at your work history to see if you have a stable job and a good income. They want

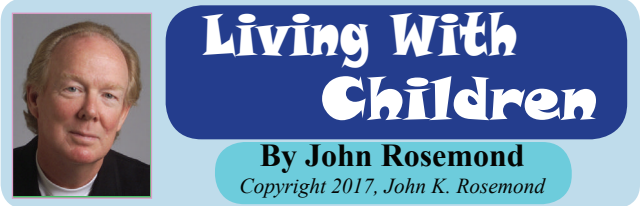
proof you pay your bills on time, too. This can be as simple as showing them several utility bills, rent statements, and other receipts. They're basically looking for a long history of proof that you honor your financial commitments.
Remember, buying a house with cash is always the best way to own a home. But I don't beat people up over having a mortgage, as long as it's on a 15-year, fixed rate note. Do your very best to save up for a down payment of at least 20 percent, too. That way, you'll avoid the added expense of PMI (private mortgage insurance).

Great question, Jillian!
Dave
First, define long term
Dear Dave,
What is your advice when it comes to investing a one-time, lump sum of \$4,000 for a long period of time? I recently received an inheritance from an uncle who passed away, and I want to make the money work for me. I'm 33 and my home is paid for, plus I have no debt and an emergency fund of six months of expenses. I am also maxing out my 401(k) at work. Thank you for your advice.
Pat
Dear Pat,

I'm sorry to hear about your uncle, but I'm sure he was proud of the responsible young man you've become. You've made some very mature decisions where your finances are concerned, and as a result you're at a great spot in life.
When it comes to investing, I consider a "long period of time" to be 10 years or more. If this is the case with you, I'd suggest a good mutual fund with a solid track record of between 15 and 20 years.
I know some folks like to take chances and play single stocks on a one-time investment like this, but I don't

think that's a good idea. Single stocks just don't consistently generate the kinds of returns a good mutual fund will over time.
—Dave

*Dave Ramsey is CEO of Ramsey Solutions. He has authored seven best-selling books, including *The Total Money Makeover*. The *Dave Ramsey Show* is heard by more than 16 million listeners each week on 600 radio stations and multiple digital platforms. Follow Dave on the web at daveramsey.com and on Twitter at [@DaveRamsey](https://twitter.com/DaveRamsey).



2021 marks the forty-fifth year I've been writing this column. I've been told it is the longest-running syndicated column written continuously by one author. That takes "Dear Abby" out of contention.
In the beginning, I was four years out of graduate school, directing a community mental health program for children and families, a mere eight years into marriage and seven into parenthood. A colleague had suggested I submit a column idea to the local newspaper, so I did and much to my amazement, the editor decided to give it a go. One minute, I was still figuring out what being a husband and father entailed and the next, I was a parenting expert.
At first, the column simply regurgitated psychology's "party line." I was an avid promoter of behavior modification, self-esteem, and everything else about the new parenting philosophy I had learned in grad school. Mean-

while, my wife and I were having significant struggles with a son whose motto was "YOU CAN'T TELL ME WHAT TO DO!" When his third-grade teacher informed us that he was the worst-behaved child she had dealt with in her twenty-year career, we finally woke up to reality and marshalled the resolve to set things straight. Set them straight we did, which goes a long way toward explaining why we are still married, and happily so. Our family rehab was accomplished by doing precisely what my profession was telling parents not to do, but rather by doing what pre-1960s parents would have done under similar circumstances.
That experience turned my head around. I began coming to grips with the fact that post-1950s psychological parenting theory was a complete farce. Not mostly farce, mind you, but completely farce. That boomer parents had bought into it explained

why they were having more problems with the simple process of raising a child than their grandparents could have imagined parents ever having. I began ringing the alarm and espousing a return to traditional understandings concerning children and their upbringing.
As the new, retro-radical John Rosemond began emerging from behind the psychobabble curtain, mental health professionals went bonkers. Understandable, given that I was threatening the justification for their very existence. I won't go into the battles I've fought with the mental health professions – my chosen field and area of license. Suffice to say, the battles have revealed the Emperor's nakedness.
I am what is called an "outlier." Seventy years ago, I would have been regarded as useless. Very few people would have wanted my advice because childrearing then was driven by a combination of tradition and common sense, which was still held in common. In that regard, "my" advice is not mine at all. I am committed to the cause of keeping the old way of raising children – it was defined by a certain attitude as opposed to

a set of methods – alive and kicking.
Where childrearing is concerned, there is nothing new under the sun. Things began to fall apart when American parents fell under the sway of new ideas promoted by a new profession; when they became persuaded that capital letters after one's name

confers intellectual infallibility. Some lessons can only be learned the hard way.
And so, after forty-five years, I keep right on truckin'. I will retire when I no longer make sense, in which case I will need to be informed.
Family psychologist John Rosemond: johnrosemond.com, parentguru.com.

CLASSIFIEDS

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BUT HOW MANY BATHS? By Rob Lee

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