



**THE FARMERS' STATE BANK**  
of Jetmore

**ATTENTION CUSTOMERS:** On 6-7-16 card fraud alerts via text messaging was implemented. If you receive a text related to a potential fraudulent transaction on your debit card, please respond. If you do not respond, you will receive a phone call. Your quick response to these messages is imperative in helping to reduce potential fraud on your account. If you have questions, please call 785-621-2265. If you call us, we can contact the fraud monitoring company on your behalf.



### PREVENT RANSOMWARE

- Always back up your files and save them offline or in the cloud.
- Always use antivirus software and a firewall. Be sure they are set to update automatically.
- Enable pop-up blockers.
- Don't Click. Be cautious when opening e-mails or attachments you don't recognize—even if the message comes from someone in your contact list.
- Only download software from sites you know and trust.
- Alert your local law enforcement agency as soon as you encounter a potential attack.

# NEWSLETTER

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## Pay Yourself First

The principle to pay yourself first has been referred to as the Golden Rule of Personal Finance.

The concept is that one of the first checks you write each month is for your own savings. The rationale is that if there is no money left after a person pays their bills, there is nothing to contribute to savings or investments that month.



would have payments of \$1,193.54 each month with the first payment having \$360.20 being applied to the principal. Each payment would have an increasingly larger amount applied to the principal. The 15 year mortgage would have payments of \$1,849.22 each month with the first payment having \$1,015.89 being applied to the principal. The \$665.69 difference in payments

By establishing a priority to save, a person realizes that the balance of their monthly income must cover living expenses and other discretionary spending. This is a much different strategy than saving what is left over from monthly expenses and other spending.

Many financial experts have likened an amortizing mortgage to a forced savings account because a portion of each payment is applied to the reduction of the principal amount owed. Some homeowners have taken that concept further with a shorter term mortgage to build equity faster.

For an example, a \$250,000 mortgage at 4% interest is compared with two different terms. The 30 year mortgage

goes toward reducing the loan amount and acts like a forced savings.

A homeowner might opt for the longer term and intend to put the difference in the two payments in a bank savings account each month or make an additional principal contribution to pay the mortgage down. However, as any person responsible for paying household bills knows, there will always be something that comes up that could hijack your intentions.

By committing to the shorter term mortgage, a borrower is committing to make the higher payment each month and the benefit is that it will reduce your principal balance faster.

## How to....

### Enable Quick Balance

Now you can view your balances without having to log in to the app! To Activate—follow these steps:

1. Login to the Bank of Hays mobile app
2. Go to 'More' > 'Settings' > 'Quick Balance' > 'Current Device'
3. Turn Current Device 'On'

Once activated—log out of the app and go to the log-in screen and simply swipe down to view your balances.

### Send a Secure E-mail

Do you need to send us an e-mail with account sensitive information? Send it secure! Here's how:

1. Go to [www.bankofhays.com](http://www.bankofhays.com)
2. Click 'Contact Us'
3. Go to Secure E-mail and 'Click Here!'

If you're a first time user, you'll need to register by entering an e-mail address and creating a password. It's as simple as that!



Want to hear the story of how Bank of Hays all started?  
Visit [www.bankofhays.com](http://www.bankofhays.com) and click on "Our Story" at the top of the page!



## Stop Elder Financial Abuse Before it Starts

- **Plan ahead** to protect your assets and to ensure your wishes are followed. Talk to someone at your financial institution, an attorney, or financial advisor about the best options for you.
- **Carefully choose a trustworthy person** to act as your agent in all estate-planning matters. Select someone who has your best interest at heart.
- **Never give personal information**, including your Social Security Number, account number or other financial information to anyone over the phone unless you initiated the call and the other party is trusted
- **Stay alert to common fraud schemes**. Never pay a fee or taxes to collect sweepstakes or lottery "winnings".
- **Never rush into a financial decision**. Ask for details in writing and consult with a financial advisor or attorney before signing any document you don't understand.

## Secure Your Mobile Device

1. **Use the passcode lock on your smartphone and other devices.** This will make it more difficult for thieves to access your information if your device is lost or stolen.
2. **Log out completely** when you finish a mobile banking session.
3. **Protect your phone from viruses** and malicious software or malware, just like you do for your computer by installing mobile security software.
4. **Use caution when downloading apps.** Apps can contain malicious software, worms, and viruses. Beware of apps that ask for unnecessary "permissions."
5. **Download the updates** for your phone and mobile apps.
6. **Avoid storing sensitive information** like passwords or a social security number on your mobile device.
7. **Tell your financial institution immediately if you change your phone number** or lose your mobile device.
8. **Be aware of shoulder surfers.** The most basic form of information theft is observation. Be aware of your surroundings especially when you're punching in sensitive information.
9. **Wipe your mobile device before you donate, sell or trade it** using specialized software or using the manufacturer's recommended technique. Some software allows you to wipe your device remotely if it is lost or stolen.
10. **Beware of mobile phishing.** Avoid opening links and attachments in emails and texts, especially senders you don't know. Also be wary of ads (not from your security provider) claiming that your device is infected.
11. **Watch out for public Wi-Fi.** Public connections aren't very secure, so don't perform banking transactions on a public network. If you need to access your account, try disabling the Wi-Fi and switching to your mobile network.
12. **Report any suspected fraud to your bank immediately.**

## Remember to Get Your Annual Credit Report

You are probably aware that Federal law entitles you to a free copy of your credit report annually by each of the three credit bureaus: TransUnion, Experian, and Equifax. By regularly looking at each of these reports, you can determine if there are any errors on them and be aware of your credit worthiness.

Instead of ordering all three at the same time, experts recommend that you stagger them throughout the year. This will let you look at your credit at three different times during the year instead of only once a year.

An easy way to make this happen on a timely basis is to set a recurring appointment on your digital calendar whether it is on your phone, your e-mail program, or a contact manager. Make the appointment to order a free credit report from [www.AnnualCreditReport.com](http://www.AnnualCreditReport.com) a recurring event to take place every four months. You'll order one report from each of three companies once a year.

You can record that date and the bureau from which you ordered the last report in the appointment's note section so that you'll have history and won't try to order the same report twice in one year.

This isn't just for people who are trying to clean-up their credit. This procedure allows you to monitor your credit to be sure that your report is accurate. You might even discover that someone is illegally using your good credit.

## Before You Sell, Take Care of the Smell

Homeowners may be totally unaware that their home has an unpleasant odor. It can be unrecognizable to them but immediately apparent to visitors upon entering the home.

Candles, aerosol spray, or even chocolate chip cookies can't get rid of the smell. To eliminate the odor, the source of the smell first has to be removed and then the affected areas can be treated.

Cigarette smoke is particularly offensive to some people. It is very common for buyers to refuse to even consider looking at a home where smoking is allowed. This odor permeates the air in a home and soaks into carpets, furniture, drapes, clothing and even the building materials like drywall and cabinets.

Pets may be considered part of the family but it is still a problem when the animals are not adequately house-broken. Urine isn't just absorbed by the carpet but also the padding and in some cases, the subflooring. Sometimes, walls and floors have to be treated and sealed before painting and new floor covering can be installed.

If a casual friend doesn't want to hurt your feelings about the jeans you're wearing, you can bet the ranch that they won't tell you about the odors in your home. You'll need to rely on your closest friends to tell you the truth or maybe your mother-in-law.

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### Hanston State Bank

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