EPISODE 1602

FT: So Money episode 1602, Ask Farnoosh.

[INTRODUCTION]

[0:00:04]

ANNOUNCER: You're listening to So Money with award-winning money guru, Farnoosh Torabi. Each day, you get a 30-minute dose of financial inspiration from the world's top business minds, authors, influencers, and from Farnoosh herself. Looking for ways to save on gas or double your double coupons? Sorry, you're in the wrong place. Seeking profound ways to live a richer, happier life? Welcome to So Money.

[EPISODE]

[0:00:30]

FT: Welcome to So Money, everybody. I'm Farnoosh Torabi, December 8th, 2023. I think I'm coming down with a little something. I went to ride the Polar Express this week with my kids, which if you've never been, it is a performance on an actual train. It leaves from Whippany, New Jersey, and it just like goes a mile one way and a mile back, but in the train is where the magic happens. There's a whole performance, a lot of reenactments from the movie in the book. There's hot chocolate, there's cookies, there's dancing, Santa Claus makes an appearance, lots and lots of fun.

Also, mind you, a caboose full of young kids who are probably some of them sick, and I caught something immediately. I felt it immediately. Are you like – I'm like that person, really? I know immediately when the sickness gets contracted. So, now you're hearing me the following morning, and my voice is a little scratchy. I've been doing a lot of media, also this week for, *A Healthy State of Panic*, which I'm very grateful for. A lot of media outlets reaching out to me. So, what happens when you do a lot of outreach for yourself in beginning in August through October.

Now, the media is coming to me. I did an interview with NPR. I did an interview with Marketplace, some more podcasts. I'm going to do my best to make it through this podcast episode without a coughing fit. I really can't wait for this episode either, because we've got Georgia Lee Hussey on standby. She's the Co-Creator of Modernist Financial, a certified financial planner. She likes to come on, and I like to have her come on, from time to time and help me navigate your money questions, which this week is about, how to break up with a financial advisor, and what are the technical things you want to be mindful of in that transition back to managing your own money, your investments, things like that, like what happens to your investments?

Also, some home ownership related questions. One person wants to know about refinancing right now in the aftermath of a divorce, and whether to take on a HELOC to do a home renovation. Before all that, let's review this week's episodes. In case you missed Wednesday's show with Eli Rallo, who's the author of the forthcoming book this month, called, *I Didn't Know I Needed This*. Eli is 25 years old, a TikTok sensation, and has really become a go-to expert mentor champion for her generation, particularly around relationship, wellness, mental health. We talked a little bit about her foray into making more money and having her career take off. How is that impacting her financial life, and the questions that she has for her finances now. The work ethic that was instilled in her as a teen.

Then on Monday, a very important episode, I sat down with Danielle Weisberg, who's Co-Founder of TheSkimm, to talk about the current childcare crisis in America, and how we, you and I, because it seems it's always falling on our laps, we can negotiate family benefits at work. But also, how companies too can show up better for their employees and their workers when it comes to creating the benefits and the allowances.

With just a few weeks left till the end of the month, you like me, might be ready to just kick back, put on some socks and get elf on the TV on replay. I will say, I was presenting this week at a workshop, a financial workshop virtual for the real estate firm, SERHANT. My friend Kyle Scott is the President of SERHANT. He was on the phone, and he was on the call, and he offered us some invigorating advice that I want to share with us now. He said, “Look, let's think of December as the first month of 2024. Not to say to treat it like January.” Because we know January is very hectic, but imagine if this month, while everything's on the quieter side, you began putting together a few things for your new year's success, just to give yourself even just a mild running start.

I thought about it. I've been doing this. I haven't been giving myself the proper credit. I wanted to share my checklist of what I've been working on this month. I haven't been sacrificing sleep or trips or anything like that. It's just thinking about the small steps that I can be taking right now that will pay off big time, and not just January, but the rest of the year. Maybe this will inspire you.

The first one is I've decided on one new revenue stream. For years, I've been working with the revenue streams that I've built over the 15 years of running my business, and of course, every year looks a little bit different. Maybe one revenue stream is more powerful than another, but it's all been very much, like when I categorize my income, like I haven't added a new category in years.

This one new category that I've decided to take on in the new year is digital workshops. I'm going to be introducing some exciting online offerings in the new year, not a course, of course. If you've read my book, you know why. But these are going to be instead engaging online tutorials that will go deeper into topics that you tell me you care about, and I know what you care about because you've been filling out my survey. I've got the link for that in the show notes, but I have this survey going out to get from you some information, like what do you want to learn from me in 2024.

Five of those people who fill out the form are going to get a free signed copy of, *A Healthy State of Panic*, and I'm going to run this survey for a couple more days, a few more days, and then I'm going to close it and get those books out in time for the holidays. That's one thing. One new additional revenue stream. I think we can all do this. Even if you have a nine to five, is there something that you can do? That's not necessarily requiring 10, 20 hours a week, but one additional revenue stream, maybe it's not consistent at first, but you experiment, you try something. This money can help you pay down debt. It can help you travel more in the new year. Decide what you want it to represent and stand for.

Another thing I've done, and I'm so relieved, is I've asked my accountant for a quick 2023 estimate. I pay my taxes every quarter as the good business owner that I am, but these are estimates. There's always some reconciliation come tax time, which is usually in the beginning of the following year. Well, this year, I got blindsided with a pretty big tax bill from 2022. We had some miscalculations. If you recall, I was working at CNET and running my business between the W2 and the 1099. Things got hairy. I owed more money than I thought. 2023 started out crummy with that bill. To avoid that, I reached out to my accountant actually in November, and I was like, “We should figure this out now, because if I owe again what I owed in 2022, I want to know sooner than later, so I can start planning for that.” We've done that. It's been a total weight lifted.

Third and last is identifying a potential mentor. I've had a lot of great mentors throughout my career. I think I'm ready to invest in some more professional support. Someone who can look at my 15 years of building this business, and tell me what could be potentially next. Finding a way to align what I do next with who I am, where I am in my life. I have found that many of the people that I respect and admire, they themselves either have business coaches or leadership coaches.

Earlier this year, I worked with a speech coach. I had some great keynotes this fall, and I'll be giving more in the new year. It's a big goal of mine. I really wanted to be extra ready for it, and to approach it a little bit more creatively, bring in some humor. It wasn't going to be this traditional PowerPoint thing. I'm a big believer in investing in other people to help you grow. To that end, if you'd like me to be your guide and provide you with the strategies and connections to help you grow your brand in the new year, because you want to get more media, more podcasting experience, growth in your newsletter, growth in your podcast, more speaking opportunities, showing up on social media in a strategic way, I can help you.

Not only me, but my network of experts that I bring to the mentorship program. I'm closing the application tonight. If you want to learn more and apply and also get my bonuses, I have the link in our show notes. I'll be sending out an email today with a reminder of where to sign up. If you're subscribed to my email list, you will get that, but this is it. I need to close it down, because we got to start getting into more planning mode for the new year. We kick things off in mid-January. That's how I'm showing up for myself. I think all of us can show up better for ourselves in December. I can start the new year with less stress and knowing that I've already accomplished a lot on my to-do list.

Quick announcement for my LA audience. Come hang with me on Monday, December 18th. I'll be at Zibby's Bookshop with friend and fellow author Tara Schuster. She wrote the wildly popular books, *Buy Yourself the F*cking Lilies* and *Glow in the F*cking Dark*. This is my final book event this year. It's a totally free one, but you need to reserve. I'll put that link in our show notes. I hope to see you. All right, let's go to the mailbag.

Georgia Lee Hussey, welcome back to Ask Farnoosh and So Money. Happy end of the year. What is this time usually for you, like what do you like to do this time of year to get yourself in a good place and ready for the new year?

[0:10:00]

GLH: Yeah. It's a great question. Well, this is the busiest time of year for financial planners. We are in it deep right now, finishing rough conversions and making charitable donations and doing year-end trading. This is the tight moment. There's a lot of rest. There's a lot of hot baths. There's a lot of a way to do all of my holiday shopping and planning way before this moment arrives. A lot of taking care of my team and making sure everyone has cookies and cake and coffee and whatever we need to keep the paperwork moving.

[0:10:37]

FT: I get it. Well, you mentioned charitable giving. I wanted to focus on that as we kick off the questions. We have a whole bunch of mailbag questions. Actually, Ally wants to break up with her financial advisors.

[0:10:48]

GLH: Oh, I have some advice –

[0:10:51]

FT: Other questions about refinancing a home and HELOCs. I do agree with you that this time of year, a lot of us are heads are in the charitable giving mindset. What has been always your philosophy around this? Especially these days, we're getting hit from like every direction. There are so many causes that are worthy of our attention and money. Of course, you go to the Whole Foods and they're like, “Would you like to donate? Round up your purchase to support children's hospital, St. Jude's?” It's like, “No, I don't think this is the best way to do it.”

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GLH: Yeah. That's true.

[0:11:25]

FT: I should go to stjude.com and do it.

[0:11:28]

GLH: Yeah.

[0:11:28]

FT: Tell us a little bit about how you – the conversations you're having with clients around this and what you think is ideal?

[0:11:34]

GLH: Yeah. We are very focused on charitable giving and generosity in general. I like to pull the frame back from philanthropy or charity to generosity, because there's so many ways we can give. I'm currently applying to be on the board of an organization that I really believe in and that is one way I could be generous. With my skill set, that's probably more valuable, honestly, in some ways than $1 and given what some organizations might need. I do like to think about giving as being about generosity. When we think about the five areas of wealth, we think about time, money, relationships, well-being and what is the fifth one?

[0:12:18]

FT: Did you say money?

[0:12:19]

GLH: Mastery. We did say time and money. Money is most obvious ones. Most of us say money, and then we remember time, especially as a middle-aged woman. I'm like, “What time? What's that?” I like to think in those five categories, but money is clearly the one we're focused on at year end. If anybody has been to our website, modernistfinancial.com. If you go to our generosity plan under about us, I think it can be a good form to consider, as you consider your own financial planning around generosity.

We do a few things that I think are very helpful to create permission to give, because I find that there's permission, or there's anxiety, or there's some kind of emotional connection with generosity that often can be ameliorated through structure. One thing we do as a company is we give 3% of our revenue away. That's easy. Every month, we just put a little chunk of 3% aside and an account for us. So now, at the end of the year, we are sitting on after gifts throughout the year, $15,000, $20,000 that we know needs to go out. We actually have a strategy for that as well.

We, as a firm, are very focused on impacting racial wealth inequality, because financial planning and investment management is making racial wealth inequality worse through all the fabulous tax planning that I do, all the efficient investment management. All of it is basically giving folks who have access to wealth, which does disproportionately white people more wealth. So, one of the things we are really focused on is that impact of racial wealth inequality. We have then taken that big picture idea, which allows me to say no to a lot of things.

Also, allows us to say yes in a structural manner. We also, of our 3%, 1% of our revenue goes to an organization called Seeding Justice. They're what's called a community foundation. I highly recommend that if you're interested in giving broadly in your area, look at the community foundations around you, because they are the pivot point between nonprofits, government, and individual donors. They often know the charitable giving landscape better than anyone, because they give away such large amounts of money to the nonprofits. They know the best food bank organization, the best, like scrappy pet organization, but whatever you are particularly passionate about, they will know who's doing the work on the ground for that.

I think those are the some of the high levels. Give a certain percentage of revenue, or income, or paycheck, whatever it is, if it's half a percent. Just start with something, because then you have a little budget for yourself. Then choose a theme, and stick to it. I know it sounds hard, but I actually think it reduces anxiety when we're getting asks all the time. Then I like to, again, go to the experts as in all things. Community foundations are quite expert in your local nonprofit community. I personally, focus on social justice or community foundations. Seeding Justices is one, Liberty Hill in LA, Bread and Roses in Philadelphia. There's a long list of them that you can find if you just Google Social Justice Community Foundation, and they're movement builders, so I love that.

[0:15:53]

FT: Yeah. Having a strategy also enables it, so that when someone is asking you to donate, you have a script.

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GLH: Exactly.

[0:16:01]

FT: I really would like to. This is important. I think this is valuable. I've already committed to my allocations this year. I set goals every year, and this is how it's shaken up, but I'll consider it next year. I've always found, too, that you're right. Giving money is one way to be helpful, and certainly that's what a lot of organizations want. That's the priority, but you can also give your time. You can give your counsel as you are on this board. I think that's always another way to reframe this idea of giving is more of generosity. I really, really appreciate that.

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GLH: Yeah. That's important right now, especially.

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FT: Lots of emotions crop up as we think about this aspect of our financial planning.

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GLH: The last thing I'm going to say is from a practical financial planning perspective, I always like to ask our clients CPAs to explain to the client what is the number of cents they get and a benefit for every dollar they give. If you're not itemizing, it's probably zero, because the standard deduction has grown so much. Many people don't itemize. If you do itemize, it's helpful to say, "Oh, I'm going to save 35 cents for every dollar I give. My actual cost of giving is only 65 cents."

If you're in that situation, that can also be helpful as math. If you're thinking about making a large donation this year, if I'm making a $10,000 donation, I'm going to save $3,500 in taxes, so my little tax bucket doesn't have to be as big. I might be able to siphon a little bit out of it to my tax bucket and put it in my charity bucket. That's another thing to consider.

[0:17:41]

FT: That's a good one. A good one. All right, well, Ali, shifting gears a little bit to her question in the mailbag came this week and she needs some help breaking up with her financial advisor. Now, we've done episodes on this show in terms of the how to do that in a way that doesn't feel problematic. It's like very matter of fact. It's very cordial. How do you do it? I've done it. You send a nice email. You explain your case. Most advisors get it. I mean, there's not any hard feelings.

As long as you're very honest about your reasons for moving on. It could be as simple as we need to allocate our resources differently or we can do this now ourselves or anything –

[0:18:25]

GLH: Okay.

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FT: Like in our case, it was our advisor was actually too good. She got us to a place where we felt very capable of handling the money decisions ourselves. She filled a lot of gaps for us. She streamlined a ton. At that point, we felt that what we were paying continuously at that point was 1% or 1 and half percent. We were just doing like these phone calls on the market. I was like, "I don't really – why are we talking about the bond market for an hour. I don't care about that."

[0:18:58]

GLH: Yeah.

[0:18:59]

FT: I don't think it's worth paying thousands of dollars a year for it. She got it. In this case, though, with Ali, I think her question is more about the technical aspect of letting your advisor go. What is she carrying over from this relationship that she needs to know about that she's now going to handle herself? Her brokerage account or IRAs are under their management. She's curious, like first of all, is her advisor going to sell her positions and then send her a check? That's not the case, but that's where she's confused.

She doesn't know how the – what's the succession plan, essentially, in managing her money. Do they just take their name off her accounts and leave it as is? Are there any tax considerations? She says, "My CFP has made a bunch of individual stocks that I don't want to keep anymore, because I'm just going to go towards indexing. I just haven't pulled that trigger, because of all the – Do I have this person do it from before I leave?" More of the, what happens to my investments?"

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GLH: Yeah.

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FT: Part from this relationship.

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GLH: Yeah. Well, I would encourage – these are pretty technical questions you're asking. Since you're working with a CFP, which I'm very happy to hear, they should actually be able to help you manage this. I've certainly parted ways with clients where I have basically structured all their accounts, so that they could manage them themselves moving forward. That's one option. I would encourage it if you feel like you have a good relationship with this person. Technically, you basically, if you're at, let's say, a Schwab or a Fidelity or Vanguard, wherever your money is getting managed, you can just call the company and say, "Hey, I'd like to remove my advisor as the advisor of record and change this into a retail account."

Now, usually, you should be able to do that yourself. I don't see any reason why your CFP should have to do that, but you should be able to call and say, "I want this move to the retail side." Then you just have basically a different login to get to your account, and nothing should change. You could fill out the paperwork, so everything sells, and before it moves, but I don't really see a reason to move, unless it's at some very specialty custodian that doesn't have a retail investor platform, which is almost none of them at this point. I would say that's the first thing.

Second is, if you are in individual stocks, there's likely to be some tax consequences, positive or negative. I would, again, to see if people would be really helpful to help you think about what these tax implications are. That's again, that or your CPA. If you have a good tax advisor, they should be able to help you look at that and make some decisions. I would though consider, these questions are, as I say, technical questions the CFP should be able to answer for you. Maybe you've been using your CFP in a way that is not the most effective, or your CFP doesn't have actually practice full comprehensive planning, because investment management, to me, is the least interesting part of the work we do for our clients. It's actually where we get the lowest returns.

Even if we're getting 8% or 9% for a client, good tax planning can get them 45% in terms of return. Maybe it's time to look for a retainer-based financial planner who has a much lower fee, is maybe a monthly fee, who can help weigh in on these kinds of tactical questions. If you feel comfortable managing the money yourself, there's lots of planners who do that. I really like the XY Planning Network for finding folks like this, because, again, these are all technical questions that I would be answering for a client, but might take me several hours to figure out.

[0:22:50]

FT: Yeah. If you've been listening to this podcast since October, you've been hearing the ads run for Fasset. Have you heard of Fasset?

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GLH: No.

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FT: It is a retainer-based financial advisory where, just like you said, they recognize that the least valuable aspect of, not least valuable, but where you should put – like you shouldn't pay an advisor to –

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GLH: Just manage your money.

[0:23:12]

FT: Just manage your money, your investments, when the robots can do it just as well. If not better. You really need that human touch to work through these complexities and do these –

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GLH: Where you should contribute.

[0:23:26]

FT: Yeah. That disruption is happening where the models are changing, the financial advisor models are changing, but like, not fast enough. I'm like, how are we still working in a system where people are paying one and a half percent of AUM and then still having these questions?

[0:23:45]

GLH: Yeah. Yeah. You know, it's a good question. I mean, there's certainly, it's way better than it was 10 years ago when I was really starting to work in the – I mean, I've been in the business 15 years now, but I mean, there was nothing 15 years ago. 10 years ago, there was a little talk of this, five years ago, I'm like, "Oh, I can actually refer to people, I can trust in for clients or prospects who are not a good fit for us." There's definitely more options, but we have a long way to go to unseat the deeply problematic business models that are ingrained in the financial industry.

[0:24:19]

FT: Here, here. All right, which is why I like having you on, because you are a CFP, you could give like a biased response here, but you don't. You're very, very honest.

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GLH: Now, also our client base is very high net worth, so I'm managing three-to-10-million-dollar portfolios, I would not recommend you do that on your own, because index funds are not going to really do it. Then people start to freeze up at certain levels of wealth and start making very emotional. We all do it, but I think anyway, things get more complicated as wealth grows.

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FT: More money, more problems.

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GLH: Exactly.

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FT: Moving on to real estate. We have two other questions here in the mailbag pertaining to aspects of home ownership. This person will keep her name anonymous. She's going through something in her life and I don't want her to be outed, but she in 2019 bought a home with her partner and it was 2019, so they got a three and a half percent rate on a 30-year fixed mortgage, and the loan was about $205,000. Since then, the couple has divorced, it was finalized earlier this year, and as a result of the divorce, this listener is giving her ex-partner, the agreement was that she's going to pay him the equity of what the home is now worth, which she says is more than $100,000.

She's trying to move the mortgage away from her and her ex’s name to just her name, but she's getting horrible news that she's going to have to refinance at a new loan rate of 8%, and that's how she would – she wants to do a cash out refi, I suppose. The rate is 8%. Is there anything that she can do alternatively? She's trying to keep her kids in the house and not be in terrible debt, she's pleading with the mortgage company, she has an over 800 credit score, good income, makes regular payments. I would go back to the ex.

[0:26:20]

GLH: Yeah.

[0:26:21]

FT: Talk it through and say this is bad timing, man. Can we revisit this or I can give you monthly payments? Not this 100K lump sum. What do you think?

[0:26:33]

GLH: Yeah. I think this is a really hard one and it depends on your mortgage company. I will say, I think there's a couple options, I like your idea of almost a private mortgage with the ex, which private mortgages are becoming much more popular right now. We certainly are seeing a lot of them where somebody other than a bank holds the loan, they loan you the money, and then you pay them the interest and the principal. It allows somebody who wants a good steady return to get it and you can set it up all legally and with a third party administering the payments.

I would wonder if there's somebody in her life that is willing to do that, because really, she's looking for what $50,000 of the $100,000 in increased equity that she needs to pay out. The numbers are a little soft to me, but I think I would focus on how to get to that 50,000 without touching this mortgage or can your lawyer help you with a document that says that you're no longer liable on this mortgage? Can you – is there some way to let her keep this loan and also pay her ex out and protect her from future liability and protect her ex, because her ex, probably is going to want protection, because if their name is on the mortgage, then they are also liable for some reason she stops paying.

I think thinking about it from their perspective also can help maybe make a deal that would support them both. It is uncommon though for traditional mortgages to allow you to shift a mortgage from two people's name to one person's name. It's just one of the risks of buying a property with somebody else.

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FT: It's also why a lot of people don't get divorced.

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GLH: Yeah.

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FT: I wonder if we're going to see a parallel of like fewer divorces as couples locked in at 3% rate. People are moving, people aren't divorcing, people – because that is real money. That is a huge financial burden. I'm sorry if you don't have a cleaner solution for you, my friend, but I think it is in both your and your partner's best interest to keep the kids in the home if that means stability for them. If you anchor this decision around that, I hope that both sides will come to a more amenable plan other than you got to give me this money, like you feel like you just have no other options. It's $50,000 we're talking about.

[0:29:07]

GLH: Yeah, right.

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FT: How can you come up with – I know you want to get the name off the mortgage too, so that'll have to be part of the plan as well, but in the meantime, how can you satisfy this $50,000 obligation?

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GLH: Right. Yeah, maybe there's a HELOC, it's too high in interest rate, but it allows you liquidity. Maybe there's an agreement to say, "Okay, we're going to do, I'm going to take a HELOC, get you the money, and then in two years, we're going to have this agreement between the two of us that I'm going to try and refinance again." Where interest rates might have come back down to five and a half or 6%, six and a half percent, which is a big difference to age. I would, or you might at that point decide you want to move, you never know. I mean, lives change, especially in transition. You're just trying to buy yourself some time to let the interest rate market calm down, I think.

[0:29:56]

FT: Yeah. You just got divorced. Can you give yourself some space and time before you make another big decision, which is deciding on what to do with your house? Let's give ourselves some grace. You brought up the HELOC, Kim's question, and she's going to round us out here on the episode. She's considering either a HELOC or a home equity loan to cover a portion of a home renovation, about $30,000. What's our advice?

Well, I actually got a HELOC earlier this year, not because I was planning any home reno's, but because I just wanted to have, it was a healthy state of panic, honestly, in me, where I was like, I had just finished paying a enormous surprise tax bill. I had just paid off some business loan debt, and my savings was like not looking so hot, and I knew I'm going to build it up again this year, and I did, but in the meantime, I was like, if God forbid something else, another shoe drops, like I get a huge medical expense, or I don't want to pull from savings. I'm going to pull from this HELOC.

I had built a lot of equity in our home, and rates weren't fantastic. I wish I'd done it maybe two years ago, but I felt it was still better than pulling out a credit card and paying for some things. We haven't touched it, and it's my emergency only, in emergency break open glass, lasted, last resort. For $30,000, I feel like a HELOC is probably your best bet, or HELOC, or home equity loan, in terms of interest rate. There's really not a lot in that amount of money that's going to be cheaper, like a personal loan's going to be more.

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GLH: Yeah. No, I would not.

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FT: Credit card, forget it.

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GLH: Well, I think there's a few considerations. A HELOC, or an equity loan is probably great. We're seeing our credit unions around here are having some good teaser rates that are basically set to LIBOR, or LIBOR plus 0.5. I mean, I'm seeing 5% teaser rates for the first year at interest only, which allows you some space to get the renovation done, and not have as much of a cash flow issue. Then I think it's really important. If your total mortgage value is under the $750,000 max, your interest on your HELOC is also tax deductible. If you, again, I'm going back to these numbers. If I'm paying, let's say, 10% on the HELOC, I'm just going to use this for easy numbers. From paying 10% on a HELOC, my effective tax rate is 35%. Then I'm really only paying 7.5% on this HELOC.

[0:32:21]

FT: Right.

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GLH: Apply that math to smaller numbers, and that interest rate doesn't seem that bad.

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FT: I think a HELOC works better in this case, unless you've already gotten a bill come due, and you want to start making the payments, because here's the thing. I mean, if you're at the beginning of this construction project, you're getting just maybe an estimate, you might realize halfway through you don't need the other work done, like why get a loan – the loan is going to be due immediately.

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GLH: Yes, exactly.

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FT: The HELOC, you use a credit card, you use as you need it, and you pay in those increments. We were also in that place of, like do we do the loan? No, that doesn't make any sense. We're not using this money yet. The HELOC is probably the way to go in your case. Yeah, if it's a home renovation, if you're doing your bathroom or kitchen, that's the best. Those are the best ones to start with or your roof.

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GLH: That's true. Also, look at the Biden elect tax credits for environmentally beneficial improvements. They're wildly positive. Don't forget those, your CPA should be able to help you with those as well.

[0:33:32]

FT: George Lee Hussey, thank you so much. It's been – I think you're going to be one of our last Ask Farnoosh of the year. Fresh, Ask Farnoosh, we're going to do these really cool year in review episodes starting in a week or two. I'm grateful for all of your generosity coming on our show this year and all of the years. More to comment in the new year, no doubt.

[0:33:56]

GLH: Yes. well, it's always a pleasure, Farnoosh. May everyone have a wonderful New Year. Please, rest and care for each other.

[0:34:02]

FT: Thanks so much, everybody. I hope your weekend is so money.

[END]

