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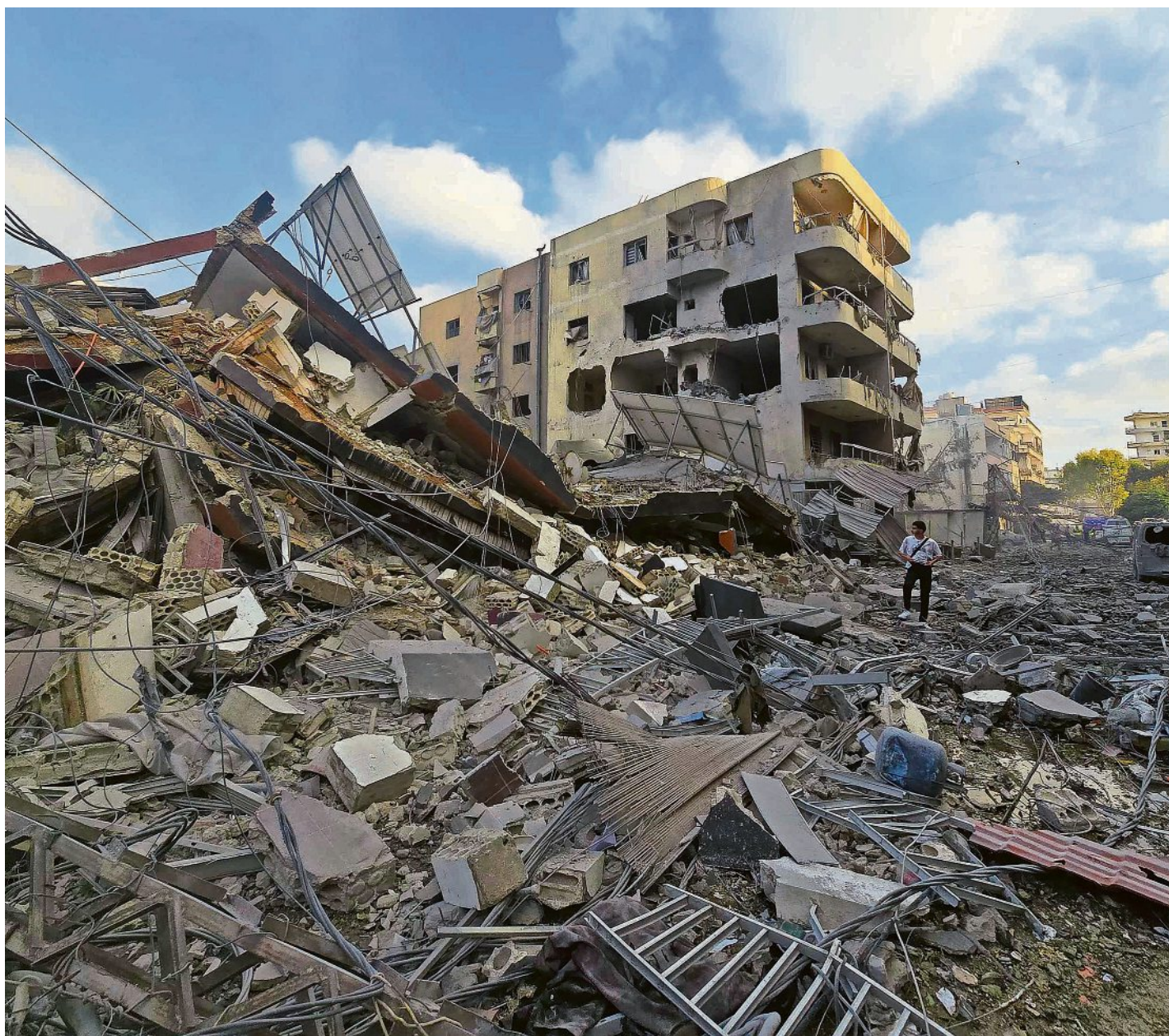
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THE STAR

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Iran suspends talks over attacks on Lebanon



People gather at the site of an Israeli strike that hit near a hospital in Tyre, southern Lebanon, on June 1.
KAWNAT HAJU/AFP VIA GETTY IMAGES

Fresh military strikes had tested ceasefire

Christopher Cann
USA TODAY

Iran halted indirect talks with the United States over Israel's intensifying attacks on Lebanon, according to Iranian media reports, signaling a possible

breakdown in diplomatic efforts to end the 3-month-old war. The Iranian semi-official Tasnim news agency said on June 1 that Tehran's negotiating team would stop communicating with Washington through mediators over Israel's military campaign

against Iran-backed Hezbollah in Lebanon.

The White House did not immediately comment on reports of a breakdown in talks, and Iranian officials also did not publicly confirm that negotiations had been halted.

The development comes as a

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Kings Mountain to get 'cottage court'

Rebecca Sitzes
Shelby Star
USA TODAY NETWORK

As new neighborhoods, subdivisions and housing developments continue to pop up all around Cleveland County, a small developer is bringing a brand-new housing concept to the city of Kings Mountain that is centered around convenience, community, affordability and walkability.

Stacy Label, a broker and Realtor based in the greater Charlotte area, said over the past five years, she's focused on building affordable homes on infill lots throughout Gaston, Cleveland, Lincoln and Rutherford counties and now she's tackling a new project.

She said over the past four years, she has brought nearly 200 homes to market and was approached about bringing a new kind of development to Kings Mountain called "Cottage Court."

"About a year ago, one of my vendors introduced me to the idea of a 'cottage court' community and asked whether I thought something like that could work in Kings Mountain," Label said. "The timing felt right. With the casino bringing thousands of jobs to the area and continued regional growth, it seemed clear there would be increasing demand for housing options beyond the traditional large subdivision model."

The Cottage Court concept was first brought to council's attention around a year ago, and Label said the city created a cottage court special-use permit within its unified development ordinance to allow for the new development.

Now, within weeks, crews will be breaking ground on The Enclave at Deal Street.

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Federal student loan rates rising next year

Medora Lee
USA TODAY

Federal student loan rates are edging up next year, but that shouldn't be surprising, experts said.

Elevated inflation has pushed Treasury yields higher as investors increasingly forecast the Federal Reserve's next rate move to be an increase instead of a cut. Government student loan rates are determined by the Treasury's May auction of 10-year notes plus a fixed margin set by Congress. Last month's auction produced a 10-year yield of 4.47%, up from 4.34% in 2025.

The jump in the 10-year yield pushed up federal student loan rates for families planning to take out a federal student loan for the 2026-27 academic year, ex-

perts said. Rates on these loans are fixed for the life of the loan.

"The rate increase is what we call 10 basis points or a tenth of 1%, a relatively de minimis amount, but it still adds to the cost of education," said Jack Wallace, director of government and lender relations at student loan refiner Yrefy.

Rates for each type of loan

Using the 4.47% 10-year Treasury yield from May's auction and adding the margin for each loan type, rates are expected to be:

- Undergraduate loans: 6.52% (4.47% + 2.05%), up from 6.39% for

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Schoolteacher Kelly Elizabeth Belt fills out paperwork to pay back her student loan in Provo, Utah. The jump in the 10-year Treasury yield has pushed up federal student loan rates. JIM URQUHART/REUTERS FILE

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