

Tim's Neighborhood News 2008

Serving North Raleigh Neighborhoods Nov/08 Issue

Elections, families — and thankfulness in the Triangle



As the month (and the year) come to a close, it is time to sit down with our families and remember why we are thankful.

While we now know that Senator Obama has just been elected as the first black President of the United States what we don't know are the outcomes of many political and economic issues. But whatever the remaining days of 2008 have in store, I can still see families all over America gathered together for fun, food, football, and, I hope, a moment of thankfulness

for what we share as families and as a nation.

If you look at the political polls, you have to expect that about half of the people who sit down to dinner this year will be disappointed in the election outcome. A little more than half will be elated.

But I hope we can say that all of us will be Americans just striving to create happy, healthy families and homes. Oh, and speaking of which, if there is a home in your future (and there are so many great deals today!), call me. I'd love to help.

Why is Now A Good Time To Buy A Home For Many?

Market conditions are right today to buy a home. With the down turn in the market, the home prices have somewhat softened and the inventory of available homes has grown. This has created a perfect scenario for buyers to find just the right home and to be able to negotiate with the sellers for the best possible price.

If you currently own a home & feel now is not the beset time to sell your home you should reconsider because what you may lose on the selling side, you will more than make up on the buying side if you are moving up to a more expensive home.

First time homebuyers should buy before Dec 31 because now until then they only have to have 3% down payment on an FHA loan. After Dec 31 FHA is requiring a down payment of 3.5%. That fact, along with the fact that there is a tax credit for first time homebuyers that will end July 1, 2009, should motivate a first time homebuyer to move quickly. If only they knew about it!



perfect time to buy a home.

Interest rates are remarkably low & may drop further. The choices in home selection are outstanding. We all long for a "crystal ball" moment when we can say, "I am so glad I bought 'then.'" My investment has been greatly rewarded." NOW is that time to buy in the Triangle market. There continues to be an increasing number of delayed buyers who will flood our market when the economy turns. Their impact will rapidly increase prices & quickly diminish inventory. The old adage is "BUY LOW; SELL HIGH." Now is the low.

It's also because Realtors that are still in this industry are real professionals. They are the ones that really know the industry & can really help buyers (especially first time home buyers) make informed decisions. They aren't just looking to make a quick dollar. They are in the industry for the long run.

Every market presents opportunity & life goes on. People whose family situation warrants the purchase of a new home (ie: birth of a child, loss of a loved one) are still buying. Relocation driven by school system & education. Relocation to provide long term care for a loved one through the hospital system. Also because we can't be without spending money and trying to improve our quality of life. For some, it is as simple as owning a home for the first time, for others, it is moving to a nicer more upscale community and for some it is a time to change, and get a new start on life.

Contrary to what the media thinks, there is mortgage money there for a qualified buyer at rates as competitive as they have been in two (2) years. That, coupled with great house deals on the market right now, make it the

Please Donate Canned Goods

On **Wednesday, November 19th** I will be visiting your neighborhood to pick up any donations you would like to make to the **Central**

NC Food Bank. Please have any non perishable items in plastic grocery bags at the end of your driveway by **8AM** that morning. I will have all items picked up by **12PM**. Thanks!

www.YourNorthRaleighHome.co



What is an HSA?

MORE THAN A PPO

Blue Options HSA uses our most popular health plan design, the PPO, and pairs it with a health savings account (HSA). It's a tax-free way to help pay for current or future out-of-pocket health care expenses. To be eligible to open an HSA and begin saving money for medical expenses tax-free, you must be covered by an IRS-qualified high-deductible health plan (HDHP), such as Blue Options HSA. High-deductible health plans have lower premiums than traditional plans, so you'll save money immediately.

A TAX-FREE SAVINGS ACCOUNT FOR MEDICAL EXPENSES

With Blue Options HSA, we automatically include a tax-free savings account for medical expenses. You can make tax-deductible contributions to your HSA (in one lump sum or throughout the year) up to the allowable limits. And, individuals who enroll mid-year can still contribute up to the annual contribution limit at any time during the year. Each year, as your HSA balance grows, it accrues interest tax-free, and any qualified payments made from it are also tax-free.

ACCOUNT BALANCE ROLLS OVER AND CAN BE INVESTED

Funds that are not used in a given year roll over into the next year and belong to you. Additionally, HSA funds can be invested to save for future medical expenses or even retirement.

ONE-TIME ROLL-OVER CONTRIBUTIONS ALLOWED

Individuals can make a one-time roll-over contribution from an individual retirement account (IRA) into an HSA. Please call contact **Steve Arrington** for information about HSA's at (919) 602-7928 or via email at steve.arrington@ncfbins.com.

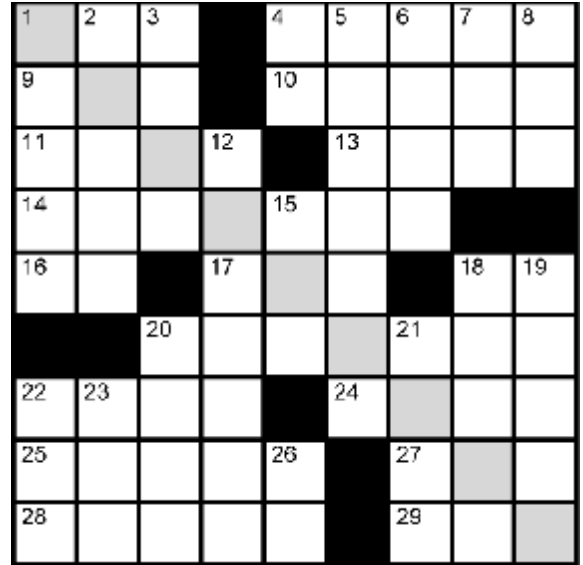
Election nominee

Across

1. Bean counter, for short
4. One of the Osmonds
9. Dashed
10. Best of the best
11. Europe's highest volcano
13. Chess piece
14. Fixed
16. Surgery theater, for short
17. By way of
18. "__ You Like It"
20. A row or line of hay
22. Feathery scarves
24. Quick and easy to move
25. Merger
27. "__ better be good!"
28. Newspaper section
29. Scot's refusal

Down

1. Belief
2. Devonshire dad
3. "__ and the King of Siam"
4. Pine Tree State: Abbr.
5. "So soon?"
6. Brawl
7. "Am __ believe ...?"
8. Startled cry
12. Consultant
15. Break a Commandment
18. Heart line
19. Stockholm native
20. Hang around
21. Parade spoiler
22. Lazy person
23. Formula __
26. "We have __



The headline is a clue to the answer in the diagonal.



"I think this politician can be bought."

Recent Winners Were:

August = Stefanie Farzanegan
 September = Hope Steinman
 October = No Winner Yet Contact me for the question.

TRIVIA CONTEST

How well do you know your presidents?

1. Abraham Lincoln was born in a one-room log cabin in which U.S. state? a-Kentucky, b-Illinois, c-Tennessee, d-North Carolina.
2. Camp David's presidential cabin shares its name with what kind of tree? a-Aspen, b-Spruce, c-Larch, d-Redwood.

Answers: Email me to find out the answers or, if you know the answer and you are the first to tell me, I'll send you a coupon for a pizza. tim@TheTrianglesBroker.com

What is REO?

Occasionally homebuyers will look at a property listed as REO, a term that might be a bit puzzling.

REO stands for Real Estate Owned and refers to the inventory of real estate that banks and mortgage companies own as a result of foreclosure.

Since REO properties are those that the lender has taken back, they often have unique problems. For one thing, such properties typically need repairs. Owners who lose their homes usually go through a period when they can't afford even simple repairs.

For another thing, it can take some time to negotiate a deal for an REO. You can expect that after you make an offer, the response will take longer than normal. However, you might be able to find some good bargains on these properties and buying one can be worth the wait.

Lenders maintain databases of their REOs. Google "REO databases" to find a list online.



Ask The Expert

Tim McBrayer



Q&A: 2008

Hope for Homeowners

Q How does the 2008 Hope for Homeowners legislation help homeowners?

A Many homeowners trapped in high-cost, variable rate mortgages are suffering because their payments are going up and becoming unaffordable. Since property values are going down, many of them have actually lost equity and they can't refinance. Some of these people may now be able to cancel their old mortgage loans and replace them with fixed-rate loans for up to 90 percent of the home's current value. Not everyone will be eligible for this because the banks that made the loans would have to accept a loss on the old mortgage. Banks would benefit by avoiding a costly foreclosure.

Q - Can you tell me who is eligible for this program?

A - The main eligibility rule is that homeowners must be able to pay their new, refinanced mortgage based on HUD rules of mortgage financing. Besides that, eligible borrowers are those that have to spend more than 31 percent of their monthly incomes on their mortgages as of March 31, 2008. The loan must have originated no later than Jan. 1, 2008. The homeowner must show he did not intentionally miss mortgage payments. Finally, the home that you want refinanced must be the only home you own.

Q - When does the program start?

A - The law goes into effect Oct. 1 and runs through September 2011. But if you think you might be eligible for the program, you want to have your eligibility assessed as soon as possible. Contact your local HUD-approved counseling agency or Hope Now Alliance (888-995-HOPE).

Q - What can homeowners do to increase the chance that they will be eligible for the program?

A - Remember lenders can choose which loans to refinance. You can check with the lender who has your mortgage, but don't expect a quick response and don't expect a windfall. The lender might take weeks to decide if it will choose your loan to refinance.

One thing you do NOT want to do is get behind on your

For Sale on the 4th Fairway at Olde Liberty Golf & Country Club



**4 Bedrooms 3.5 Baths
Screened Back Porch
w/FP Gourmet Kitchen,
Keeping Room w/FP
Finished Bonus, .29 Acres
1st Floor MBR Hrdwoods**



Lots For Sale
2 Lots On 4th Fairway of
Olde Liberty Golf & Country
Club + 2 across from Fairway
\$81,500 to \$101,500

Lot For Sale
1.02 Acre Wooded Lot
13257 Melvin Arnold Rd.
Just off Shooting Club Dr.

mortgage payments. According to Dan Seiver, a finance professor, "Turning yourself into a financial basket case is not going to work. If you turn into a complete deadbeat, the servicer is going to just foreclose and dump (your property)."

Another thing you can do is closely track your expenses and income and project your cash flow for six months. This should give yourself better control of your finances.

Q - What if I refinance and then sell my home?

A - Congress has not created a windfall freebie for homeowners in trouble. If you sell during the next five years, you have to agree to share half the profits from the resale with the government. Remember, by refinancing under this scheme, you refinance 90 percent of the value of the house. You could say, therefore, that you have 10 percent equity. But this equity must be repaid. In the first year after a sale, the homeowner would have zero equity from a sale. The amount rises 10 percent in each succeeding year and caps at 50 percent from a sale in year five and thereafter.

Q - Where can I read about the housing bill?

A - http://banking.senate.gov/public/_files/HousingandEconomicRecoveryActSummary.pdf. The FHA's Web site at <http://www.fha.gov> is a place to watch for updated information. The entire 694-page bill is at http://www.house.gov/apps/list/press/financialsvcs_dem/



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November 2008

Sun	Mon	Tue	Wed	Thu	Fri	Sat
American Indian Heritage Month						1 All Saints
2 Back to standard time!	3	4 	5	6	7	8
9	10	11 	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27 Thanksgiving	28	29
30	National Adoption Month					

Disclaimers: All real estate information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change, or withdrawal. Neither listing broker(s) nor this company shall be responsible for typographical errors, misinformation, misprints and shall be held totally harmless. If your property is currently listed with another real estate broker, this is not a solicitation of that listing.

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