

Tim's Neighborhood News 2008

Serving North Raleigh Neighborhoods 9/08 Issue



The Harvest Moon and autumn

September is the month of both autumn, and its herald, the lovely Harvest Moon, the last full moon before the autumnal equinox.

The Harvest Moon on September 15 will offer some extra light in the earlier evenings of September.

So, in September, we start to think about the year ending. Just a few months to go until we say goodbye to 2008 and it's time to take some

inventory.

Have you done everything you wanted to in 2008? You have three more months to complete your list!

You know, if home buying was one of the things on your mind in January, I'll be happy to help you make 2008 your year for new homeownership. Call me and check off another resolution.

Tim McBrayer 247-4667

Dream the dream: Renters Can own a home

If someone you know is thinking of buying a home, they might be confused about the many issues in the news from mortgage rates to mortgage bills in Congress.

But the fundamentals of buying a home really haven't changed &, in fact, there are new incentives on the horizon that should make home buying more attractive than ever.

There are plenty of homes on the market in every price range & if someone you know wants one of them, they need only do what generations of people have done. They just have to pay attention to these basics:

First, cultivate good credit by prudent living. Pay bills & pay them on time. Use credit sparingly.

If they do this, they'll earn a good credit score, which is crucial to getting a good interest rate. Research shows that many consumers believe that they have to have a high income to have a high credit score, but that's not true. In fact, income is irrelevant to your credit score. Your credit score is a rating based on how well you live up to your obligations, pay your bills and use your

credit.

Second, save money for a down payment. In the current climate, most lenders will ask a buyer to bring some cash to the table in a mortgage deal.

Third, find a house to love but can one that can be afforded. One path to financial freedom is to buy a modest house & build equity. When the time comes to move up, sell the house and take a large chunk of the money from the sale & apply it to the new home.

Fourth, Congress has also given incentives for new home buyers. The new \$7500 tax credit is retroactive back to 04/08/2008. That means any 1st time homebuyer who has closed dating back to 4/8/08 is eligible for this credit (note: a credit is not a deduction, but a straight up reduction of the taxes due...in essence a

\$7,500 bump in their **refund** next year!).

There are some income restrictions, but they are so broad that it would be strange for a 1st time buyer in our market not to qualify (annual income limits are \$75,000 single, \$150,000 family, after that it tapers off). This actually has to be paid back...but it is **interest free**, and is recouped over 15 years year). If you sell the home in the 15 year period, and you do not have enough profit to retire the debt, it is forgiven.



www.YourNorthRaleighHome.co



Gutter and lawn robots: They come.

From the people who brought you little robots that run around the carpet sucking up dirt, soon to come is the lawn robot. Natch. Patents are pending.

In the meantime, there is one that will clean your gutters and another that will suck up sawdust from your shop. There is also a visiting robot so you don't actually have to see your loved ones. See irobot.com

Ask the Expert



Tim McBrayer

Q I see headlines that say mortgage rates are falling. I see headlines that say mortgage rates are rising. I want to refinance at the best rate. When should I do it?

A You really can't go by your daily newspaper to find out what mortgage rates are doing. One reason is that by the time they report the rate, it has changed.

The key, if you want the best rate is to speak with a mortgage banker, develop a relationship with him, and when he thinks the time is right (and you agree) then lock in your rate.

A lock is a guarantee by a lender that your mortgage will come with a specific interest rate, points and other costs. Lock agreements will cost money and you should inquire as to the terms.

Locks are also limited in time, to protect the lender if you decide not to buy immediately. Be sure to discuss the time needed to process your

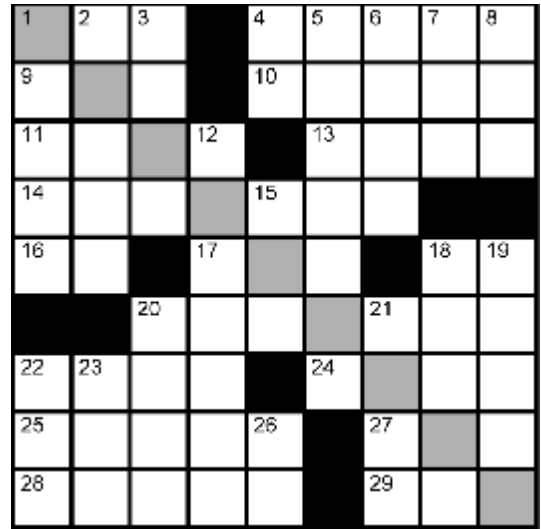
Latin Americans

Across

1. ___ and cheese
4. Elite military unit
9. Son of a son
10. Authority
11. Fling
13. Sleeveless garment
14. Plunked along
16. Hello
17. Sculler's need
18. Depart
20. Disentangle
22. From ___ to riches
24. Part of the earth's crust
25. Burning
27. Big TV maker
28. Wavelike design
29. "Absolutely!"

Down

1. Thumb a ride
2. Garlicky mayonnaise
3. Japanese soup
4. ___ You Like It
5. Bars
6. Gave the once-over
7. Biblical beast
8. Bon ___
12. Patron
15. ___ de deux
18. Actress Kelly
19. Spanish jugs
20. ___ fruit
21. Breezy
22. Battering device
23. "Give it ___!"
26. ___ the people



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



"It's the Pro Shop. Your bowling bag is ready."

TRIVIA CONTEST

This month's trivia question concerns that old favorite — bowling.

What is the heaviest ball allowed in sanctioned league bowling?

a-14 pounds, b-16 pounds, c-18 pounds, d-20 pounds.

If you know the answer, or if you want to find out the answer, email me: tim@TheTrianglesBroker.com

The first one to email the answer receives a \$20 Shell Gas Card

application so whatever lock period you choose is long enough.

Before going for a lock, be sure you gather all your paperwork: credit report, income documentation, asset and debt documentation and whatever else you need to support your mortgage application. You will want to quickly submit your application as soon as you lock in your rate.

You can read more about locks in a document by the Federal Reserve Board.

Web: federalreserve.gov/pubs/lockins/



For Sale In Wood Valley & Olde Liberty Golf & Country Club



New Hardwood Floors In Kitchen, Bath & Laundry!!
10016 Bushveld Lane 4 BR, 3.5 Bath On 1 Acre Lot
\$409,900



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

New Listing In North Raleigh!!!



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

Are You Thinking About Buying or Selling Real Estate?

Even if you aren't actively looking to sell or buy, I hope you will take advantage of the **FREE Services** I would like to offer you.

My Agent Online
My Home Online
Market Snapshots
The CB Home Tracker Tool
Lowe's Home Improvement
Tips & Tricks

HPW New Home Community Video
Tours
Just visit

www.TheTrianglesBroker.com

Tim McBrayer www.TheTrianglesBroker.com



**Free Family
Flicks**

***Chronicles of
Narnia***
September 20th

Go to www.FreeFamilyFlicks.com & register to attend our monthly **Free Family Flicks**. Each month we'll show a favorite kids & family movie at **Carmike 15 Cinema** on Atlantic Springs Rd. in north Raleigh. This movie starts at **10:30 am**. You must bring your guest pass for free admission.

Please Arrive by 10:15. **And Register by 9/17**
Please Bring Food For Food Bank of Central NC

New tile floor gives a dated bathroom a modern look

The bathroom is the most-used room in the house. With high traffic and high moisture, the floor begins to show its age after ten or 15 years.

One good thing about replacing it is that the room is small. That means you can choose high-quality materials and not have a huge amount of money or a great deal of time invested.

Here's some advice from Lowe's, the home improvement store:

Tile comes in ceramic, porcelain, stone, and mosaic. Any of these choices will give you a great range of possibilities for color, style, and pattern.

Ceramic comes in many colors and shapes that make it easy to create patterns and features, such as a border or center medallion.

Porcelain is a denser tile and offers superior resistance to mold and stains. Stone-look porcelain looks very much like real stone.

Natural Stone is available in marble, granite, limestone and slate. It's more expensive but has an outstanding appearance and comes in many colors.

When considering tile, leaf through design books and home magazines. Your personal preferences will narrow your choices.

You might decide to take the project a step farther with a new tub surround or elegant tile wainscote.

If you have the time and skill, you could install the new floor yourself. First remove the old floor down to the subflooring. Then screw down sheets of cement-fiber tilebacker to create a solid underlayment.

Lay out tiles along the room's center lines, and cut the tiles to fit up to the walls. Then spread adhesive with a notched trowel and press the tile into place. The next day, mix grout and spread it into the gaps.

919-247-4667 tim@TheTrianglesBroker.com



Tim McBrayer
Realtor/Broker
12505 Bayleaf
Church Road
Raleigh, NC 27614
247-4667
QSC, SRES,
ePRO, ASP,
MBA



September 2008



Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 Labor Day	2	3	4 Popcorn Fest, Marion,OH	5 Daisy Fest, Georgia	6 Kansas State Fair
7 Grandparents Day	8 Puyallup Fair, WA	9	10	11 Patriot Day	12 Big E in MA	13
14	15 Harvest Moon	16 Hispanic Heritage Month	17	18	19 POW/MIA Day	20 Free Family Flick
21	22 Autumn	23	24	25 Virginia State Fair	26 Texas State Fair	27
28 Gold Star Mothers Day	29	30				

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.

Golf Course Home on 4th Fairway!



Tim McBrayer
12505 Bayleaf Church Rd
Raleigh, NC 27614

**95 Sutherland Drive on 4th Fairway at
 Olde Liberty Golf & Country Club**

Come take a look at this beautiful Craftsman style home with 4BRs, 3.5 Baths, 2 Car Garage, Gourmet Kitchen, Keeping Rm w/FP, Screened Porch w/FP & Vaulted Ceiling, Hardwoods, Stainless Appliances, Granite Counter Tops, Large Bonus Room and tons of storage. On .29 Acres

Also, 1st floor MBR w/whirlpool tub & shower w/lrg WI Closet

Just \$415,000

Visit www.95Sutherland.com

