



Ask the Realtor:

What is a Short Sale?

A short sale occurs when a property is sold at a price lower than the amount the homeowner owes on the mortgage, and the homeowner's mortgage company (lender) agrees to the "short" payoff.

A lender might accept a short sale with the property worth less than the balance of the mortgage, if the homeowner cannot continue to make the monthly loan payment and does not have enough money to pay back the full balance of loan. The lender needs to agree to the short sale and will verify that the homeowner cannot afford to make the payments.

Why would a homeowner short sale their home? When a short sale is considered, the homeowner is in financial difficulty. They cannot afford their mortgage and want to avoid a foreclosure. Short selling a home will have less of an impact on a homeowners' credit score than a foreclosure. Auto insurance costs are based on your credit score which could go up substantially.

AND if the homeowner wants to buy another house in the future, the waiting period to apply for a loan is shorter with a short sale. (A conventional mortgage, Fannie Mae, requires a 2-4 year waiting period where a foreclosure requires a 7 year waiting period.)

Recently Sold

Westminster-Listed at \$375,000
Over 3 acres, 4 bedroom, 2 1/2 bath



Jack – O – Lanterns

With Halloween approaching, it's time to pick your pumpkin and light it up.

Make sure you choose a large pumpkin, with no dents or blemishes. Most pumpkins rot within 2 weeks, so plan to purchase your pumpkin a week before Halloween. Next, choose your design and using a fine point marker, draw the design on the pumpkin.

Not a good artist? Cut the shapes you want to carve on a piece of cardboard, place them on the pumpkin and outline the shapes. Common pins do a nice job of holding the shapes in place.

Want to do a silhouette carving?



You will be carving out the negative space (black space).

Cut the crown off of the pumpkin using a sharp serrated knife. Be careful not to cut into or too close to your design. Remove the crown and scoop out the seeds. Save those seeds for a quick snack. (See below.)

You're now ready to carve your masterpiece. Don't forget to place a tea light inside the pumpkin to show it off.

Roasted Pumpkin Seeds

Mix pumpkin seeds with melted butter and salt (or spice it up with some Cajun seasoning). Lay the seeds on a baking sheet and bake at 300 degrees for 45 minutes. Stir occasionally.

If you are considering buying or selling, let's work together and make it a realty reality.

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