

The Good Neighbor Gazette

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 Good News from your Real Estate Professional

April 2010

Earth Day turns 40!

On April 22, 2010, Earth Day Turns 40! Do you plan on celebrating by becoming more efficient this year?



HAFA Will Speed up Short Sale Process

About HAFA



HAFA, which will help homeowners who are unable to retain their home under the Home Affordable Modification Program (HAMP), provides incentives in connection with short sales and deeds-in-lieu of foreclosure.

Here are the key benefits of the program:

- Complements HAMP by providing a viable alternative for borrowers (the current homeowners) who are HAMP eligible but nevertheless unable to keep their home.
- Uses borrower financial and hardship

information already collected under HAMP.

- Allows borrowers to receive pre-approved short sales terms before listing the property (including the minimum acceptable net proceeds).
- Prohibits the servicers from requiring a reduction in the real estate commission agreed upon in the listing agreement (up to 6%).
- Requires borrowers to be fully released from future liability for the first mortgage debt and, if the subordinate lien holder receives an incentive under HAFA, that debt as well (no cash contribution, promissory note, or deficiency judgment is allowed).
- Uses a standard process, uniform documents, and timeframes/deadlines.
- Provides financial incentives: \$1,500 for borrower relocation assistance; \$1,000 for servicers to cover administrative and processing costs; and up to a \$1,000 match for investors for allowing a total of up to \$3,000 in short sale proceeds to be distributed to subordinate lien holders.
- Requires all servicers participating in HAMP to implement HAFA in accordance with their own written policy, consistent with investor guidelines. The policy may include factors such as the severity of the potential loss, local markets, timing of pending foreclosure actions, and borrower motivation and cooperation.
- Does not take effect until April 5, 2010, but servicers may implement it before then if they meet certain requirements.

The program sunsets on December 31, 2012.

source: realtor.org

Economic Driving

Do you want to achieve greater economy with your current vehicle? Here are a few tips.

Never exceed legal speed limit. Primarily they are set for your traveling safety, however better gas efficiency also occurs.



Traveling at 55 mph give you up to 21% better mileage when compared to former legal speed limits of 65 mph and 70 mph.

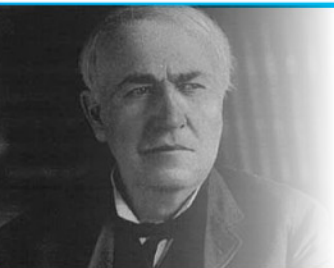
Keep windows closed when traveling at highway speeds. Open windows cause air drag, reducing your mileage by 10%.

Drive steadily. Slowing down or speeding up wastes fuel. Also avoid tailgating - the driver in front of you is unpredictable. Not only is it unsafe, but it affects your economy, if he slows down unexpectedly.

Think ahead when approaching hills. If you accelerate, do it before you reach the hill, not while you're on it.

April Events

- 1 April Fools' Day
- 2 Good Friday
- 4 Easter
- 15 Tax Day
- 21 Admin Professionals Day
- 22 Earth Day


"Anything that won't sell, I don't want to invent. Its sale is proof of utility, and utility is success."
- Thomas Edison

Cucumber Fruit Salad

- allrecipies.com

Looking to add a little variety to your salad life? Try this fresh mix of sweet, tart, crunchy, creamy and tangy for a rewarding salad adventure.



Ingredients

- 1 medium cucumber, peeled, seeded, and diced
- 1 medium tart apple, chopped
- 1 cup halved green grapes
- 1 cup halved seedless red grapes
- 1/2 cup sour cream
- 1 tablespoon sugar
- 1 tablespoon minced fresh parsley
- 1/3 cup chopped walnuts



Directions

In a bowl, combine the cucumber, apple and grapes. In a small bowl, combine the sour cream, sugar and parsley. Pour over cucumber mixture and toss to coat. Stir in walnuts if desired. Serve immediately.



The Tablets are coming!

With Apple's announcement of the iPad earlier this year, the internet blogs are all ablaze on the topic of tablet computers. And now that April is here, tech savvy consumers will finally have the chance to get their hands on the much anticipated device.

The first batch of iPads is in the mail, and everyone is wondering how many of them Apple will manage to sell in the upcoming months. There is reason to believe that Apple has sold out all the iPads it had in stock — some estimate the number to be around half a million.

Now, there are more reasons to believe iPad sales so far have been phenomenal. According to Morgan Stanley's Katy Huberty, Asian suppliers have revised their shipping forecasts for the iPad, and they now expect to ship 8-10 million devices by the end of 2010.



If you are thinking of buying or selling a home in the near future, please call for a personal interview and property assessment with no obligation.

This is not intended as a solicitation if your property is currently listed with another agent.

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www.janetwetzel.com/blog.



WILL END 4/30/2010

\$8000- first time buyer tax credit
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WHETHER YOU ARE BUYING OR SELLING
MY SPECIALITY IS TO MAKE YOURS A HAPPY HOME

CALL OR EMAIL ME ANYTIME!!

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