

## March Promotion:

Receive 3 hour home cleaning service (two person team, \$180.00 value) with a Repair or Remodeling project over \$500.00



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Licensed, Bonded, and Insured

### Home Repairs and Remodeling Success Story:



Before Kitchen



After Kitchen

Dmitri and his wife really did buy their “dream” home this past November. They qualified for a FHA mortgage of \$150,000.00. They made an offer for a Bank Owned property (known as an REO, or Foreclosed property) for \$115,000.00. The home was very distressed (no cabinets, popcorn ceilings, no appliances, no finished flooring, and a half empty green pool), hence the reason for the low selling price.

Most home buyers would love to buy an undervalued property in the neighborhood they want to live in. Homebuyers these days know they must have at least 3.5% to put down on FHA mortgage. Finally, most of these homebuyers do not have 20k-40k to make repairs and remodel their new home to their liking.

Dmitri fell into this “most” category. That’s why he thought he was dreaming when his lender told him the FHA mortgage he was approved for would set aside \$35,000.00 for the repairs and remodel, and roll in the first 3-4 months of mortgage payments for him. Dmitri would not have to make a payment for nearly a half a year. **This allowed him a jump start on his emergency fund.** And to top it off, Dmitri gets to file for a \$7,500.00 tax credit for buying his home in late 2008 (the 2008 tax credit will need to be paid back, but at zero interest!)

The FHA product I am referring to is the FHA 203K Rehab loan. Go to [www.hud.gov](http://www.hud.gov) and at the home page type in “203k” in the top right search window.

**Fact: We are experiencing one of the greatest buying opportunities in the last 20 years!**

**Fact:** the FHA 203K Rehab loan is the #1 tool for buyers who have 3.5% saved to put down, but do not have for example 20k-50k to repair and remodel the home they want.

**Fact:** Add in the \$8,000.00 credit buyers get for buying a home in 2009 (without having to pay it back as long as buyers live in the home for 5 years), it just might be the greatest time to buy a home in America...ever!

**SAVE The Date:** Saturday, April 25th  
9:30am - 10:30am

### Educational Seminar on the FHA 203K Rehab Loan

Location: Embassy Suites  
4400 S. Rural Rd.  
Tempe, AZ 85282

Seating is limited, please RSVP to Javier via email, [Javier@homerepairsandremodeling.com](mailto:Javier@homerepairsandremodeling.com) or phone, **602-686-8354**.

**“Knowledge is Power!” -Sir Francis Bacon**

### St. Pattie’s Day (Tuesday March 17th)

If you want to celebrate this weekend here are some **local** pubs to enjoy:

**Casey Moore’s Oyster House: 850 S. Ash**  
Their website states they are *“The most famous of Irish Pubs in and around Arizona... the Guinness flows like water.”* [www.caseymoore.com](http://www.caseymoore.com)

**Rula Bula: 401 S. Mill, [www.rulabula.com](http://www.rulabula.com)**  
Live Irish Music Saturday Night, and Monday.  
Great Bread Pudding...and Guinness!

### Zu’s Green Corner Green Tip of the Month:

As the days begin to heat up, we will most likely begin running our AC units. A byproduct of running our cooling systems is the water that drips out of our condensation lines. We are already paying for each drop. Why waste this useful water?

Place a bucket under the drip or direct the flow toward plants and trees. Run auto drip 1 less time a week. It’s a “Win Win” for your green dollars and your greenery!

\* if you would like to receive this newsletter via email, notify Javier.