

The Yaccino Report

April 2018

Spring home improvements can be stressful, especially when you're living in the middle of it. Add children to the mix, and the tension increases. But you don't need to take a vacation while your home is being remodeled — even if walls are coming down. Here are some tips on how to continue to live as a family during a major renovation.

Your children's space — and their routines — will be disrupted. To avoid comments like "When can we use the kitchen again?" share the construction schedule with them.

Prepare for disruptions: Kitchens and bathrooms are often the rooms being remodeled; unfortunately, they're also the most used. If possible, consider completing one room at a time. Set up a temporary kitchen in another room and prepare meals in advance that can be quickly reheated. Get the kids to help you devise a bathroom schedule; they may be more inclined to follow it if they're involved.

Make safety a priority: Know where your kids are during work hours. Make sure they understand the safety risks, and put lots of space between them and the work. Also ensure your contractor stores tools away safely at the end of the day.

Choose your contractor wisely. Make sure the company has a reputation for completing jobs safely, and be prepared to pay more for contractors who are properly insured and follow regulations. Ask them how comfortable they are with children on site and make sure everyone agrees to and obeys the safety rules.

Finally, when it's finished, have fun together in the new space. After all, you — and the kids — deserve it.

HOME FOR SALE



GREAT STARTER HOME

12 McNabb Avenue Perfect home for first-time buyers. 2 beds, 1.5 baths. Newly renovated kitchen. Large, level yard. Garage. Well-landscaped. Location close to highway and local stores. This one will go quickly. Contact me today. \$249,950

HOME FOR SALE



IDEAL FOR A FAMILY

1250 Pine Court This two-year old home is presented beautifully throughout. High-end kitchen appliances, quartz countertops, 5 beds, 4 baths. Large, landscaped gardens. 3-car garage. Situated in popular Highview neighborhood, close to schools and hospital. Contact me today for a viewing of this ideal family home. \$649,000



ARE YOU A FIRST-TIME BUYER? GET MY FREE GUIDE

Buying your first home is a big step, and one that is likely to impact your financial future for years to come.

Make it easier by requesting my free guide, "How First-Timers Can Make a Wise Buy."

Just call me at 203-555-8987 and I'll send it right out to you.

Down Payments Depend on Your Mortgage Type

A question from home buyers, particularly first timers, is: “How much do I have to put down to buy a house?” The answer is: It depends. The most important of those factors will be your credit, followed by income.

Conventional loans

These mortgages are loans obtained through Fannie Mae or Freddie Mac. If you have really good credit, you may be looking at a minimum down payment of 3%.

This is definitely something that first-time home buyers should be looking into when they start the financing process. With a down payment this low, you will require mortgage insurance, which, when certain conditions are met sometime in the future, can be removed.

Also, ask your mortgage professional about what is called the HomeReady mortgage program, obtained through Fannie Mae. This program caters to low-to-moderate-income borrowers and those purchasing in lower-income areas.

FHA loans

The minimum down payment with FHA programs is 3.5%. This program is ideal for borrowers whose credit scores may be on the low side.

While FHA is good for people who may be unable to qualify for conventional financing through Fannie Mae or Freddie Mac, the challenge here is that these loans are generally more expensive to own. This is due to the fact that you will be required to have two kinds of mortgage insurance, and, unlike in conventional mortgages, the mortgage insurance will be in place for the life of the loan.

Keep in mind that, in addition to the down payment on both of the loan types listed above, you can expect to have other outlays of cash associated with the purchase, including closing costs and some type of escrow account. You will still be able to get seller credits to help you with these other outlays, but note: seller credits can't be used to help you with a down payment.

Quick Quiz

Each month I'll give you a new question. Just email me at sheila@sheilayaccino.com or call 203-555-8987 for the answer.

What pop group stars singer Fergie, and is named after a vegetable?

“Surban” Lifestyle May Offer the Best of Two Worlds

Suburban lifestyle or city amenities? That's the issue many millennials are facing, but now it seems that choice has become a lot easier: a new hybrid blends the best of suburban and urban living into one. Of course, it's called “surban.”

According to Urban Dictionary, this concept involves “new or redeveloped suburban downtown areas comprised of elements of urban living while maintaining suburban affordability.”

From the '90s on, we've lived in an “age of urbanization,” according to a recent article in RISMedia.

As author Len Elder suggests, this “centered around the renewal of inner cities, development of mixed-use properties in urban areas, increased attention to mass transit, and a renewed focus on downtown condos.”

Recently, however, there's been a renewed interest in suburban living.

And for those with urban tastes, unable to afford city living and perhaps not quite ready for the true suburban lifestyle, surban offers the best of two worlds— a variety of housing types with nearby city-like amenities at affordable prices.

In fact, the surban trend is popping up all across America. As Elder notes: “The Urban Land Institute estimates that these areas will draw at least 80% of the coming wave of households and will attract the most families in the next 10 years.”

Wondering how much your home is worth?

How has the price of your home changed in today's market? How much are other homes in your neighborhood selling for?

If you're wondering what's happening to prices in your area, or you're thinking about selling your house, I'll be able to help. Just give my office a call for a no-fuss, professional evaluation.

I won't try to push you into listing with me or waste your time. I'll just give you the honest facts about your home and its value. And maybe I'll also give you the "inside scoop" on what's happening in the housing market near where you live!

Just give my office a call at **203-555-8987** to arrange an appointment.

Alternatively, stop by at the office. The address is on the back page of this newsletter.

HOME FOR SALE



2052 Dryden Field Beautifully cared for home in the popular Highlands area of Ellittville. 4 beds, 3 baths. 0.5 acre yard. Sunroom. Pool. 2-car garage. This must be seen. **\$790,000**

Ask the Agent:

This Month's Question

What do home inspectors do?

Before you sign on the dotted line, you should have an understanding of the current condition of the property you intend to purchase. A buyer can order a home inspection report to identify potential problems and then negotiate any repairs necessary before the sale is final.

Typically, a home inspector spends one to three hours reviewing the interior, exterior, and major systems of a home. He or she will prepare a written report.

The inspection will point out safety or potential barriers-to-purchase issues, such as sagging floors or an aging roof. However, the inspector can't break through walls or pull up floors, and also may be unable to access certain areas. For an additional fee, special inspection equipment can look further. A home inspection identifies items you may not have noticed about your home—and may well save you from making a big mistake.

70 Email Sign-offs ...

By Kat Boogaard / Themuse.com

It may be time to say "So long" to standard email sign-offs, like the simple "Best" or even "Thanks" and "Cheers." They're good—they've stuck for a reason—but a bit unimaginative. Now, thanks to Boogaard, we have 70 options. Your sign-off could be something as simple as "goodbye." Or, for friendliness, wish someone a "good day." Sadly, one useful one didn't make the cut: the definitive "EOM" (end of message.)

The Most Important Choice You Can Make

By Chris Weller / Businessinsider.com

You don't have to decide where to eat. Instead, choose someone you trust to eat with. They'll make a decision you'll like. No fuss, no muss. Research by neuroscientist Malcolm Cerf found that "just being next to certain people actually aligns your brain with them." The takeaway: save the stress of individual decision making and surround yourselves with people with traits you admire

You Cannot Learn What You Think You Already Know

Patrick Allan / Lifehacker.com

As ancient Greek philosopher Epictetus once said, "It is impossible for a man to learn what he thinks he already knows." To learn, you have to admit you don't know something—and someone else does

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What Do Home Inspectors Do?

Contact

TO FIND OUT HOW MUCH YOUR
HOME IS WORTH

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RE/MAX



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