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“4 Destructive Trends Set to Destroy Home Values in Fountain Lakes for All Homes Above \$230,000”

1. **The “Shadow Inventory” of Foreclosures** in Lee County is still being introduced into the Market.
2. **Fountain Lakes still has 32 Single Family homes that are extremely “Under Water”** with the Mortgage and Value of the home. The number was 50 homes, however 18 of the home owners were able to resolve the issue through a **“Short Sale”** using a Trusted Real Estate Counselor like **Rick Bush**, dealt directly with the Lender or had their property Foreclosed by the Lender.
3. **Lenders have tightened the restrictions** for Buyers to qualify for a home in this Market causing 30% of all purchases on Single Family Homes to **“Fall Through”** for not being able to qualify for a Mortgage due to the Loan to Value, Appraisal and Credit Scores now required.
4. **The European Financial Markets are in Deep Trouble.** Greece, Italy, Spain and Other European Countries are having major stability problems and may need a **“Bail Out”**. Our Canadian Neighbors are also having trouble selling their homes in the Canadian Market which means they cannot afford to purchase homes here. This means our European Buyers may not be able to purchase homes for quite a while.