



The Waltons' HOME NEWS

Billi Walton Keller Williams Realty, Billi@WaltonTeam.com, 702-219-4637

Charles Walton Quest Home Inspection, Charles@Quest-HomeInspection.com, 702-533-0527

May 2010



Happy Mother's Day!

Sunday, May 9

May Also Is...

Lei Day: 1

National Teacher Day: 4

Cinco de Mayo: 5

Space Day: 7

Eat What You Want Day: 11

Nascar Day: 21

National Tap Dance Day: 25

(Really!)

Memorial Day: 30

U. S. Armed Forces Day is May 15



Armed Forces Day is a day to recognize, honor, and thank the men and women in all branches of the service who are protecting our country and our freedom. Over 30 countries observe this event.

In Las Vegas you can join the American Legion Post #149 in their Inaugural Armed Forces Day 5K run/ 1 mile walk at Floyd Lamb State Park. This fundraiser is to help support troops and their families. For more information, visit <http://www.post149.org/>

The Birth of a Scientist

In his book, *A Second Helping of Chicken Soup for the Soul*, Jack Canfield relates a story of a successful research scientist who credits his mother for his ability to be so much more creative than the average person. What set him so far apart from others?



He responded that, in his opinion, it all came from an experience with his mother that occurred when he was about two years old. He had been trying to remove a bottle of milk from the refrigerator, when he lost his grip on the slippery bottle and it fell, spilling its contents all over the kitchen floor -- a veritable sea of milk!

When his mother came into the kitchen, instead of yelling at him, giving him a lecture, or punishing him, she said, "Robert, what a great and wonderful mess you have made! I have rarely seen such a huge puddle of milk. Well, the damage has already been done. Would you like to get down and play in the milk for a few minutes before we clean it up?"

Indeed, he did. After a few minutes his mother said, "You know, Robert, whenever you make a mess like this, eventually you have to clean it up, and restore everything to its proper order. So, how would you like to do that? We could use a sponge, a towel or a mop. What do you prefer?" He chose the sponge and together they cleaned up the spilled milk.

His mother then said, "You know, what we have here is a failed experiment in how to effectively carry a big milk bottle with two tiny hands. Let's go out in the backyard and fill the bottle with water and see if you can discover a way to carry it without dropping it." The little boy learned that if he grasped the bottle at the top near the lip with both hands, he could carry it without dropping it. What a wonderful lesson!

This renowned scientist then remarked that it was at that moment he knew he didn't need to be afraid to make mistakes. Instead he learned that mistakes were just opportunities for learning something new, which is, after all, what scientific experiments are all about. They are simply that-- experiments to see what happens. Even if the experiment "doesn't work," we usually learn something valuable from it.



Have you learned a wonderful lesson from a mom? Say "Thank You on May 9!"



The Real Estate Buzz

Opportunity is Here!

Here's one facet of today's real estate market of which you can be pretty certain: ten years from now, prices will be higher than they are today. This means that it is a great time to buy a vacation or retirement home!



That's particularly true of properties with spectacular views. But whether you look for a cabin in the mountains or a condo on the beach, it doesn't have to generate the same rate

of return you demand for other investments. You are buying a lifestyle.

The current conditions have put people in their 40's, 50's and 60's into the market. The National Association of Realtors says the sale of vacation homes is on the rise. Last year the typical buyer of a vacation or retirement home was 44 years old.

There's no question that second homes come with expenses, so you have to ask yourself if you can afford one. Don't rush into buying. If money is tight, however, you could consider buying now and collecting years of rent to defray your costs. For the first time in years, higher rents mean they will cover, or almost cover, the costs of mortgage, taxes, insurance, and maintenance.

The benefits of a vacation/retirement home are many. The transition from work to retirement is eased because over time you have met people and become part of the community. Buying while you still have children at home is a plus. They look forward to being at the vacation place. As they grow up and change jobs and cities, it will always be a gathering place. It will be a place to come for a vacation and holidays.

In today's market, many sellers are eager to make a deal. If you decide to look for a home out of the LV area, I can help find a reputable agent to assist you. Or you may have a family member out of state who would like to retire to Las Vegas. You can always call me if you have any questions!

Las Vegas Market Snapshot (As of April 30, 2010)

Total Homes Available: 9,266
Total Contingent or Pending Sales: 16,250

Single Family Available: 7,385
Contingent/Pending: 13,171
Median List Price: \$175,000
Current Supply: 2.6 months
Short Sales: 3,260
Bank Owned: 1,122



Condo/Townhomes Available: 1,881
Contingent/Pending: 3,079
Median List Price: \$75,900
Current Supply: 1.4 months
Short Sales: 903
Bank Owned: 353

- 42% of April sales were cash.
- The home price-to-income ratio continues to remain well below the historical average of 25 percent. The ratio for Las Vegas now stands at 19 percent.
- Email Billi for market statistics for your neighborhood.

Sources: Greater Las Vegas Association of Realtors, Multiple Listing Service

Loan Mods, Short Sales, Foreclosures, OH MY!

Confused about Government programs to help homeowners and avoid foreclosure? Do you wonder what is true about these programs and if they would help you?



Here are some online resources to assist you:

www.makinghomeaffordable.gov
Official website of the Making Home Affordable (MHA) Program

www.realtor.org/shortsales
Guidelines and updates on the Home Affordable Foreclosure Alternatives Program (HAFA)

<http://www.nevadajudiciary.us/index.php/>
<http://www.foreclosurehelpfornevadans.org/>
<http://foreclosurehelp.nv.gov/>
Info on Nevada's foreclosure mediation program and your options when facing foreclosure.

Remember that I can be another resource! Email me at Billi@WaltonTeam.com for information and help. I have many resources I can send to you. You have a friend in the real estate business.

Billi Walton

REALTOR®, SFR Certified



Keller Williams Realty
702-219-4637
Billi@WaltonTeam.com
www.WaltonTeam.com



Spring has sprung!



If you are planning on selling or buying a home, please contact me. I promise to "spring" into action to make this your most successful transaction ever!





Charles Walton

Quest Home Inspection

Tel: 533-0527

Charles@Quest-HomeInspection.com

www.Quest-HomeInspection.com

Tips From Your Home Inspector

Why Have Your Home Inspected?



A Home Inspection is a visual inspection of the exterior, structure, roof, garage, attic, basement, plumbing, electrical, heating, cooling, and interior rooms of a home. The home inspection will also include an evaluation of the installed and readily accessible components of the home. The inspection should be made by a trained professional, who has experience in evaluating the features in a house, and who is able to give a clear and accurate picture of the condition of these components.

It is important to remember that a Home Inspection is basically visual in nature, with no intrusive drilling or digging performed. When your inspection is complete, the house must be in the same (or better) condition than it was when you first began.

A Home Inspection has two distinct goals. First, the primary goal of the home inspection is to clearly identify any potential significant defects. Second, is to clearly identify areas in need of repairs/maintenance, or any components that are reaching the end of their useful life span. Even though it is secondary, this area provides very useful information that you will need when setting up your maintenance budget.

A quality Home Inspection, performed by a professional, is designed to provide you with the information you need to make a more informed business decision about your potential purchase. This information will be put in an easy to understand, typed report with digital pictures. You should be able to walk away from the Inspection knowing, clearly, what your immediate major issues are (if any), and what items will need repair and/or maintenance in the near term.



Stay Cool This Summer with Preventative A/C Maintenance

You probably don't think much about your air conditioner until it stops working! Before the heat hits this summer, remember to conduct your annual maintenance on your air conditioning unit. Here are some things that you can do yourself to help maintain your air conditioner:

- Ensure the filter is clean and/or replaced regularly. Disposable filters are inexpensive and should be replaced once per month during periods of high usage.
- Trim back plants so there is at least one foot of clearance around the A/C unit. This will allow proper air flow and prevent motor strain.
- Sand and other debris can get sucked into the condenser coils. To clean the coils, first disconnect the power to the A/C and then use a garden hose to spray the coils.
- Check hose connections for leaks and make sure the condensate tube is draining freely.

Preventative maintenance will lower your energy costs and prolong the life of your air conditioner. It is a good idea to have your system serviced once a year by a licensed, certified professional contractor.

DO YOU KNOW A LOCAL BUSINESS OR PROFESSIONAL THAT GIVES OUTSTANDING CUSTOMER SERVICE?



We are compiling a service directory of different business, professionals, and vendors in our area that we know and trust. If you know of someone you could recommend, please send me their card with an explanation of what they do, or contact me with their information so I can connect with them.

If you know of someone in the process of buying or selling a home, they'll need the Best Home Inspector!

Call Charles at Quest Home Inspection

***702-533-0527
Charles@Quest-Homelnspection.com***

Protect your Investment with a Home Inspection!

The Waltons' HOME NEWS
Information Request Form

Please complete the box below and place check marks next to the reports and information you would like to receive. Fax or email this form to: 1-866-259-4979 or Billi@WaltonTeam.com, or just call me at 702-219-4637.

Name: _____ Phone: _____ Email: _____
Address: _____ Fax: _____

FREE REPORTS

- "Options for Distressed Homeowners" Resource Guide "Only Eight Steps to Home" Home Buyers Guide
 Five Deadly Mistakes Home Sellers Make How Sellers Price Their Home
 Top Ten Mistakes Smart People Make When Buying or Selling a Home

FREE INFORMATION

Send me the computer report showing the features and sales prices of the most recent sales near the following address in the Las Vegas valley:

_____, City: _____ Zip: _____
or in the _____ area or neighborhood.

Please let me know the listing price and features of the home at the following address:

_____, City: _____ Zip: _____

Please let me know the selling price of the home at the following address:

_____, City: _____ Zip: _____

Please call me to arrange a free, no obligation market valuation on my house.

Copyright © 2010 This newsletter is intended for entertainment and informational purposes only. Credit is given to the authors of articles that are reprinted when the original author is known. Any omission of credit to an author is purely unintentional and should not be construed as plagiarism or literary theft. The publisher takes great efforts to ensure the accuracy of information contained in this newsletter. However, we will not be responsible for errors or omissions or any damages, howsoever caused, which result from its use. This information is advisory and should not be substituted for medical, legal, financial, mortgage or tax advice. Seek competent advice on any medical, legal, financial, mortgage, or tax matter.

The Waltons' HOME NEWS

Billi & Charles Walton
1512 Cutler Drive
Las Vegas, NV 89117
www.WaltonTeam.com
www.Quest-HomeInspection.com

RETURN SERVICE REQUESTED

Go Green:

Recycle This Newsletter!

After you've enjoyed our newsletter, please recycle it by passing it along to a family member, friend, neighbor or coworker.