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Peggy's Practical Points to Ponder

Real Estate Corner

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Q: If a real estate agent representing the buyer shows property that the agent knows has damage due to water intrusion, are they required to disclose this information to the buyer?

A: If the real estate agent is aware of damage as a result of a flood or water intrusion, they must disclose it. Ideally this information should be disclosed on a Seller's Disclosure statement accompanying the listing information. However, these statements are not always available. For instance if the seller has never lived in the property or is not aware of the damage, it would be impossible for them to disclose something of which they have no knowledge.

Furthermore, buyer's agents should encourage their buyer to hire a professional inspector to inspect the property during a due diligence period, prior to closing. ♦

Financial Freedom

Q: What is a reverse mortgage?

A: A reverse mortgage is a loan that enables senior homeowners, age 62 and older, to convert part of their home equity into tax-free income—without having to sell their home, give up title to it, or make monthly mortgage payments. The loan only becomes due when the last borrower (s) permanently leaves the home.♦

Word of the Month

accretion, [uh-kree-shuh n] an increase in land area as moving water deposit soil in other than its original location; the opposite of erosion.♦

Healthy Mind.....Healthy Body

TWO BLUES

Got the Blues?

The happiest people are people who help others. So, if you're feeling blue, forget about your own troubles and help someone else with theirs. You may surprise yourself at how much better you'll feel about the world around you.

Blueberries -- Antioxidant Superfood

Packed with antioxidants and phytoflavonoids, blueberries are also high in potassium and vitamin C, making them the top choice of doctors and nutritionists. Not only can they lower your risk of heart disease and cancer, they are also anti-inflammatory.♦

Laugh Out Loud One-Liners

By the time you pay for a home in the suburbs, it isn't.

Excerpts from actual letters sent to landlords.....

- ♦The toilet is blocked and we cannot bathe the children until it is cleared.
- ♦I want some repairs done to my stove as it has backfires and burnt my knob off.
- ♦This is to let you know that there is a smell coming from the man next door.
- ♦The toilet seat is cracked: where do I stand?
- ♦I am writing on behalf of my sink, which is running away from the wall.
- ♦I request your permission to remove my drawers in the kitchen.



 Thank you for reading my newsletter. I hope you found something in its content that informed you or simply amused you. The views expressed in this newsletter are my own and do not represent the views of any other agent or broker of Bunn Realty, Inc.

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