

Drew's Cues

DREW FERRARA, Your Bucks County Specialist, 215.369.HOME

LOWER YOUR PROPERTY TAXES via Tax Appeal!

Why continue to pay taxes based on the higher value your property had in the past? *Take Action!*

I am willing & able to assist you **FOR FREE!**

I understand the process & it can be handled without paying an attorney or an appraiser!

I just assisted a family in Lower Makefield Township get their property re-assessed- now they are happy to

SAVE \$173 monthly

in their payment! Are you ready to make the current market conditions work for you?!?!

CONTACT ME TO GET STARTED!



Tap Into...



Drew's Cues

New mortgage programs that might help you! P 3

*"I long, as does every human being, to be at home wherever I find myself."
-Maya Angelou*

Thinking of Selling ???



HOME



ENHANCED



LISTING



PROGRAM

CLUE #1

I've created an innovative program to

H.E.L.P.

your home stand out to potential buyers!

& increase your bottom line!

Your Home Becomes...

Inspected,

Corrected &

Protected...

And I'll Absorb the Cost!

Check out more Clues via the

Drew's Clues link on

[HomesInBucksPA.com!](http://HomesInBucksPA.com)



Mortgage FAQ's

What are the mortgage programs?

There are two mortgage programs built into the foreclosure-prevention plan: Mortgage modification and mortgage refinancing.

Mortgage modification means that mortgage companies will rewrite the very terms of a loan for distressed borrowers who need a lower payment.

Mortgage refinancing will make new loans for people who, although current in their payments, owe more than their homes are worth.

Which loans will be covered by mortgage modification?

Loans originated before Jan. 1, 2009.
Loans on primary residences (not investment properties or vacations homes).
Loans on 1-unit homes whose balances are not greater than \$729,750.

What are the benefits of a mortgage modification?

You should get lower payments, for a start. But you can also get the mortgage principal balance reduced as much as \$1,000 each year for five years. But you must be able to prove you have sufficient resources to stay current with your modified loan.

How do I know if I qualify for mortgage modification?

If you can easily afford to pay your mortgage, you don't qualify. You can qualify only if your mortgage payment is more than 31 percent of your pretax monthly income.

If you have other debt, such as car loans or credit cards, that exceed 55 % of your income, you might not qualify for a modification. If you do, however, you will have to accept debt counseling.

You may qualify for modification even if you are behind in your payments, but you have to show you have sufficient resources to pay your modified loan.

You will not qualify for a modification if you lied on your original mortgage application.

Your modified loan must still be a sound loan. Your loan company will use a 'net present value test' to see if it is better to modify the loan or let it go into foreclosure. If you managed to buy a home, even though you really had no way to make a reasonable mortgage payment, then you will not qualify.

What is the mortgage refinancing program?

Mortgage refinancing is for people who are in good standing with their mortgages but, because home values have dramatically dropped, are now 'upside down' in their loan. That is, their loans are worth more than their houses. This situation makes it impossible to refinance and take advantage of new lower interest rates. This program seeks to help some people in that position.

What loans qualify?

Only loans owned by Fannie Mae or Freddie Mac qualify.

Jumbo mortgages do not qualify.

Have a question specific to your home loan? Just contact me!

**CONTACT ME
TO RE-FI!
BEST MORTGAGE
RATES IN YEARS!**

Below are some of the properties I have for sale:



**Yardley
Bridle Estates
\$649,900**



1 SOLD!
**Morrisville Borough
3 Brand New Homes!
Starting at \$349,900**



**New Hope
Ultimate Seclusion
\$949,900**



**Yardley Estates
Tremendous Value!
\$698,000**



**Newtown
Professional Office Space
\$899,900**

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Go to HomesInBucksPA.com to sign up for the **Market Snapshot Program!** Receive auto email updates of properties listed & sold in your neighborhood (or the one you want to move into)!



Over 1,200 families served!

"After being on the market for some time with another company, we were frustrated. We decided to list our home with you, it was then we experienced true quality service. You were able to sell our home in less than 1 week for our asking price! We would recommend you to anyone we know. Thanks!" -Jan & Merle Doorschodt

"The knowledge & experience that you have was evident through the whole selling process. I was confident & comfortable knowing that you would look out for my best interest- & everything worked out! Though selling a home is never easy, this was as close as it gets. Thanks!" -Karen Whitehouse

"Thanks for your time, patience & attention to detail while helping us find our home. We felt very comfortable with you & will refer you whenever we get the chance!" -Nate & Shari Trotman

"We are very grateful for the warm, kind & professional service you offered us. You navigated us to the absolute perfect house! If we do move again, we'll be calling you for the second time around!" -Amy & Dan Bland

"Thanks for all your help in selling my home. You made it very easy for me. I appreciate it!" -Betsy Carson

"I truly appreciated your expertise & professionalism, especially in dealing with my hectic schedule!" -Joann Smith

"Your guidance through our purchase was invaluable! Be on the look-out for referrals!" -Jason & Susan Hersk



*Above
The
Crowd!*



RE/MAX
advantage

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