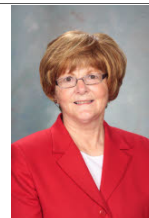


# Carol's Corner



*Your Certified  
Residential  
Specialist*

## Best Homeowner Advice I Have To Offer

Sticker shock happens to all of us when we sign the loan documents—you see that LARGE number which represents the interest you will pay over the life of your loan and then you see the year it will be paid in full—that is sticker shock! It happens to all of us, if this is your first home purchase or you tenth, you still see that number and your eyes bulge and your breath stops for a minute, and then we all giggle and commiserate for a minute, then we go on signing documents.

I often take a few minutes after all the documents are signed to explain that if you change your monthly mortgage payments to bi-weekly payments you will not only pay off that loan earlier (usually about 4 years earlier) but you will also reduce the amount you pay in interest.




Here's how it works, first contact your mortgage company and set up automatic withdrawals from your bank account for your mortgage payments; yes you could just write a check and send in the payment but most people are not disciplined enough to stick to this alternate payment schedule if it's not set up as an automatic withdrawal.

Next ask your lender to establish a payment every two weeks. This payment will equal one-half of your monthly payment, for example if your monthly payment is \$1,000 a month you will pay \$500 every two weeks. This simple change in your payment schedule will cut approximately four years off of a traditional 30-year fixed rate mortgage. (check with your lender for an exact calculation of the reduction based on your personal circumstances) You will make 26 payments over the course of a year, or 13 full monthly payments. Again, yes, you could just make an extra payment at the end of the year, but most homeowners are hard pressed to make a full extra payment at once, this is a great way to accomplish some forced savings in a manner that most people don't feel.

This isn't just for people who recently purchased their home, you can start it now (the savings will depend on the life left in your loan) or if you refinance since rates are so low you can consider this option with your new mortgage.

### Real Estate Powered by Technology

My web site: [www.CarolMurphy.net](http://www.CarolMurphy.net) allows you to use the latest technology to bring your real estate goals into focus—stop by often to utilize the tools I have to offer.

		
Customize your home search to meet YOUR exact needs	Save your search allowing you to retrieve the same search every time you return	Set up alerts to notify you immediately when a new property becomes available.



**Carol Murphy**  
**Keller Williams Greater Cleveland West**  
**440-670-3112 direct line**  
**Email Website Blog**

# Carol's Corner



Your Real  
Estate Resource

## Homes For Sale

Wonderful end unit overlooking green space, private location in Avon Lake's popular retirement community. Home is spacious, has been well-cared for and is move-in ready.



[13 Campus Court, Avon Lake](#)

### Charming Colonial



Spacious home with character & warmth located on a large wooded lot. Living room & Family room with fireplaces; 2 master suites; 2 porches!

A handyman or car buff's dream garage.

[137 Avon Belden Road](#)

### Custom Home



Stunning Colonial home in superior condition in popular Avon Lake community. Well equipped kitchen with granite counter-tops, tile back-splash & ceramic tile floor. Finished lower level. Mature landscaping!

[32345 Redwood Blvd](#)

*Current listing inventory is VERY LOW! New listings in our marketplace are selling in less than 21 days. Average sale price is now 95% to 96% when New Listing is priced correctly!*

### Exceptional Colonial

Wonderful home with tons of charm and character located in one of the most desired neighborhoods in Fairview Park. Spacious! 4 Bedrooms! Generous sized living spaces & lovely yard.



[21684 N. Park Drive](#)

**Your Home Can Be  
Featured Here!  
Contact Carol**



## TRIVIA QUESTION

"If something can go wrong, it will go wrong" is referred to as "Murphy's Law" what is the name of the Ohio military man who is credited with this saying— give me his full name.

Everyone that [emails me](#) the correct answer before **May 31, 2013** will be entered in a drawing for a \$25 gift card for Lowes !

### Recent Blog Articles:

[On The Move](#)

[New Construction Report](#)

[Smart Money](#)

Carol Murphy

More Information & Virtual Tours at

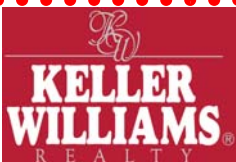
[www.CarolMurphy.net](http://www.CarolMurphy.net)

Keller Williams Greater Cleveland West

440-670-3112 direct line

If you have a brokerage relationship with another agency this is not intended as a solicitation. All information deemed reliable, but not guaranteed.

[Email](#) [Website](#) [Blog](#)



Greater Cleveland West