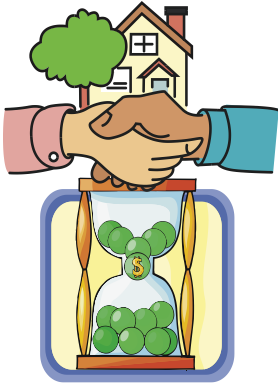


It's Time to Buy!



Home purchases soared this spring, and have tapered off since then. That's because federal income tax credits of up to \$8,000 were offered to buyers until April 30.

But the expiration of those tax breaks actually provides negotiating benefits for today's purchasers. ***Fewer available buyers cause home sellers to compete harder to gain your attention.***

Additionally, mortgage rates steadily dropped after that tax benefit ended. Buying a home now is even easier to do than it was earlier this year.

Economic turmoil in Europe this spring encouraged investors to move their funds into the safety of U.S. government bonds. Extra demand for U.S. Treasuries lowered their yields, causing home loan rates also to fall.

You'll be happy to discover how affordable real estate is today, even if you looked at houses last year. Having a large group of buyers trying to finalize purchases before the end of April allowed sellers then to hold their prices firm.

But ***you'll find many owners are ready to reduce their asking prices now.*** And don't forget that low rates make your monthly payments more affordable!



You may be pleasantly surprised at how much you'll save when purchasing soon. **Contact me right away, since no one knows how long today's rates will be available.** ■

Thought for the Month

"Advice is what we ask for when we already know the answer but wish we didn't."

— Erica Jong

A Solid Foundation

Most of us want to live in our own homes, so we can enjoy the freedom and security they provide. We're also aware that ***real estate remains an ideal long-term investment, since it offers tax benefits and historically goes up in value over time.***

However, renters can get into a financial bind, since their housing expenses may rise faster than their income does. An ever-larger portion of their paycheck then must be devoted to rent payments.

Buying soon allows you to take advantage of current low mortgage rates and attractive house prices.

In a few years we'll most likely see now as being a time of great opportunity for purchasers.

Get in touch with me now if you're thinking about moving. You'll then be ready to benefit from today's positive conditions. ■



Homes & Neighbors® is published monthly by The Mortgage Times®. All articles in this newsletter are protected under United States Copyright Law. No reproduction or duplication of this newsletter is permitted unless authorized by The Mortgage Times. ©Copyright 2010, The Mortgage Times®.



NMLS #259312

EVERGREEN PACIFIC MORTGAGE, INC.

911 Country Club Road, Suite 350
Eugene, OR 97401



Jennifer Nunley

Sr. Vice President NMLS #297364

Phone: 541-342-2535

or: 1-800-460-6142

E-mail:

jennifer@evergreenpacificmtg.com

www.evergreenpacificmtg.com

Your next loan is as close as your phone...