

House Talk From the Heart

Issue 127

News From Christine Schlittenhart, Your Agent with Heart

August 2018

Heart to Heart

It's BACK TO SCHOOL time! Is it just me, or does the summer vacation seem shorter and shorter each year??? In any event, I always love getting back into a schedule and the joy of knowing Fall is around the corner. I hope all of you enjoyed a wonderful and memorable summer.

Buyers are ready to put summer vacations behind them and start their home searches up again. Sellers, we still need your listings to help with our abundance of buyers. Call me today to find out what your home is worth so you can get listed and get SOLD!

Goodbye Summer!



Proverb of the Month

"Whoever has no rule over this own spirit is like a city broken down without walls." Proverbs 25:28

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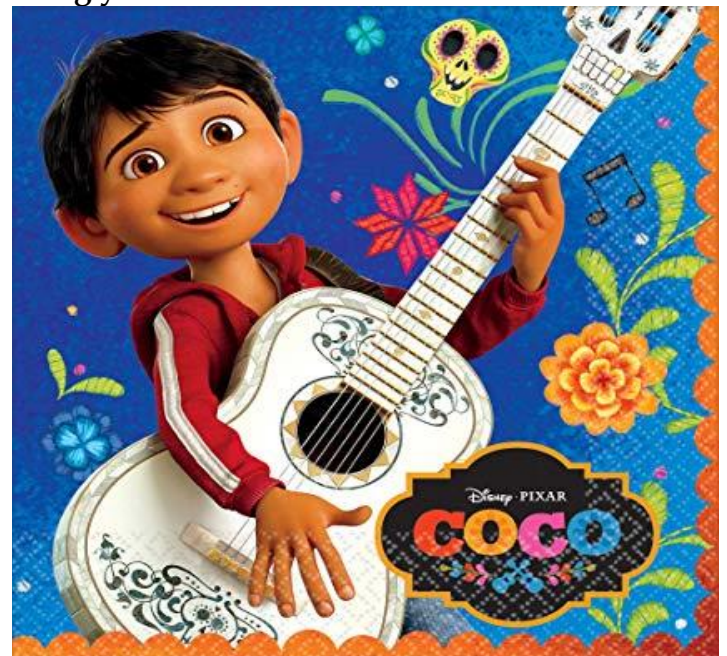
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MEADOW VISTA MOVIE NIGHT!

The final movie of the year will be on Friday, August 17th. The Meadow Vista Merchants Association will be serving and providing FREE ice cream sundaes before the movie, starting at 7:30 pm!!

The final movie is COCO, a 2017 American 3D computer animated fantasy film produced by Pixar Studios and released by Walt Disney Pictures. The story follows a 12-year-old boy named Miguel who is accidentally transported to the Land of the Dead, where he seeks the help of his deceased musician great-great-grandfather to return him to his family among the living.

On site is a bountiful snack bar, complete with drinks, hot dogs, candy and of course, POPCORN! The movie is free to attend, but there is a minimal cost for the snack bar items and donations are gladly accepted. All monies received will be donated to the Meadow Vista Pool project, which is still receiving donations for upkeep and maintenance. Don't forget to bring your lawn chairs and blankets!



The Bank of "Mom and Dad"

(Provided by Randy Carter with Finance of America)

Where do people get money to buy California homes these days? Often, from Mom and Dad! The generation that likely had the most to lose during the crash in the housing market appears to have gained the most household wealth since 2007.

The CA Dream Collaborative crunched the numbers on more than 600,000 FHA loans, a type of government-backed mortgage that's common with first-time buyers. FHA borrowers can use money from relatives for their down payment. In recent years, that kind of family financial help has been on the rise in California.

Back in 2011, about one in four FHA loans in California included down payment money from relatives. Today, it's one in three. Family down payment support is playing an even bigger role in many parts of California, outstripping the national rate of 26 percent. Last year, in dozens of California ZIP codes – covering parts of East San Jose, North Hollywood, South Central Los Angeles, Santa Ana and Alpine in eastern San Diego County – at least half of FHA borrowers were getting family members to help with the down payment.

Many first-time buyers choose FHA loans for their low down payment options and relaxed credit requirements. FHA loans have been declining as a share of California's overall mortgage market. Still, in 2017 about 15 percent of all homes sold in California had an FHA loan, according to a survey from the CALIFORNIA ASSOCIATION OF REALTORS®.

Parents are not just gifting down payments to their kids. They're also co-buying houses. A recent quarterly report from Irvine-based real estate data firm, Attom Data Solutions, found that 48 percent of houses purchased in San Jose had sales deeds that listed multiple non-married buyers (often an indication that parents are co-buying with their children). The same was true for 38 percent of homes purchased in San Francisco.

The down payment on an FHA loan is still only 3.5% (or \$8,750 on a \$250,000 Home Purchase). These loans also provide opportunities to structure the loan in such a way that the Lender can pay some of the closing costs. With a family member helping in this way, buyers are still getting into their first homes with little money out of their own pocket. Call me today for details and for a customized mortgage solution for YOUR circumstances!



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CELEBRATION CORNER!

Happy Birthday Wishes To:

Tasha Sykora (8-1), Dana Rae DeTar (8-6)
Brittani Ciraulo (8-10)
Lisa West (8-11), Mike Carter (8-15)
Olga Piette (8-17), Sara Busse (8-18)
Stan Bishop (8-20), Lori Baril (8-21),
Jerry Wyzinski (8-24)
Jan Reid & Audra Carlson (8-28)

Happy Wedding Anniversary:

Jerry & Rae Ryan (8-7)
Jason & Missy VanSloten (8-14)
Steve & Sue Schroeter (8-14)
Seth & Dana Rae DeTar (8-14-14)
Mark & Lavonna Douglas (8-16)
Danny & Stephanie Clark (8-19)
Mark & Tamara Crismon (8-24)
Doug & Juli Byers (8-27)
Danny & Bonnie Klein (8-29)



MIGRATION PATTERNS EMERGE AS BUYERS CROSS STATE LINES

Many people are moving across state boundaries and migration patterns are growing fairly common in some areas. For example, those who leave California are most likely to move to Texas.

In the past five years, an average of more than 25,000 people left California for Texas, likely drawn to the booming tech industries and lower housing costs, according to a new analysis of census data from Porch, a home improvement resource.

Many people who left New York, New Jersey, Pennsylvania, and Michigan were headed to Florida. However, Washington, D.C., North Dakota, and Wyoming saw the highest influx of residents moving in from other states, according to the analysis. Alaska saw the most residents moving away.

Relocating most often appeals to young employees, as the study found millennials were the highest percentage of people crossing state borders.

LISTING OF THE MONTH



Walk to Oldtown Auburn from this AMAZING 1.7 acre family property boasting 3137 square feet. Downstairs has open kitchen, family & living room, formal dining, breakfast nook, den with wet bar & home office to compliment the privacy of 4 bedrooms upstairs. Expansive western-facing deck offers perfect views of the pool, backyard & amazing sunsets. Shed & space for RV/Boat. Priced to sell at only \$799,000.00!!!

HOMES BEFORE WEDDING RINGS

Marriage and homeownership have long gone hand in hand. If you're a husband or a wife, your likelihood of owning property swells by nearly 20 percentage points, according to a recent study from the Urban Institute.

But millennials, born between 1981 and 1997, are less likely to get married than their parents and grandparents, and when they do, it's often later in life.

In 1960, the average age women and men first married was in their early 20s; today, the median age for a first marriage is closer to 30. Millennials are three times as likely to have never married as members of the Silent Generation – those in their 70s and 80s – when they were young.

But even without saying, "I do," many young people still want to become homeowners, to begin building wealth and to walk away from the uncertainty of renting.

Unmarried couples accounted for 16% of first-time homebuyers in 2017, the highest share on record, according to the National Association of REALTORS®. Single men and women accounted for a quarter of first-time homebuyers. Today, just 57% of first-time homebuyers are married, compared with 75% in 1985.

CLIENTS OF THE MONTH



Seth and Dana Rae DeTar are the proud new owners of their FIRST home! The DeTar's were referred to me from a former client and it was an extreme pleasure to be a part of their home ownership journey. Congratulations!! 🎉



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RECIPE OF THE MONTH

Sundried Tomato & Feta Pasta Salad

- 1 (16 oz.) package of Angel Hair Pasta
- 1 (16 oz.) jar of sundried tomatoes packed in oil
(Reserve oil marinade)
- 2 small cans of sliced black olives, drained
- 1 (8 oz) container crumbled Feta cheese
- 1 bunch of cilantro leaves, chopped
- Salt and pepper to taste



- Boil pasta until al-dente. Rinse and drain with hot water in colander, then transfer while warm to a large salad bowl.
- Drain all of the sundried tomato marinade into the hot pasta and stir well.
- Add drained cans of black olives, chopped sundried tomatoes and the crumbled Feta cheese, stir well.
- Add chopped cilantro and salt and pepper to taste. (Extra oil olive may be needed if mixture appears too dry).

Serve warm or cold. (I prefer cold.) This recipe is courtesy of my dear friend, Dana Zeller. It's a fantastic summer salad. Serves 8.