



OBSERVATIONS FROM THE DESK OF ALICE OLDFORD

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Need a referral? Please give me a call.

The way we experience the world around us is a direct reflection of the world within us.

Gabrielle Bernstein

Please check out my Realtor Facebook page

In an effort to keep the information flowing throughout the month, I've added a Realtor Facebook page. I hope you will "like" the page and check often for updates. <https://www.facebook.com/aliceoldfordrealtor>



Algae

Florida DEP launched a \$3 million grant program to help clean up waterways affected by algae blooms. Gov. Scott declared a state of emergency in Glades, Hendry, Lee, Martin, Okeechobee, Palm Beach and St Lucie counties to help combat the algae.



Homeowners offer their homes or rooms in their homes for rent short term. The dilemma: how to regulate these rentals. Federal housing law provides if a home has 4 or fewer units and the owner lives in one of them, the home is exempt from the Fair Housing Act. State and local governments wrestle with regulations, taxes and fees. Communities are concerned with noise, parking and trash. Travel industry experts contend there is enough business for hotels as well as short term rentals in homes.

Home Equity

Six ways to build your wealth from home ownership:



- Let your home appreciate. It's a matter of time.
- Make a larger down payment when you purchase the home.
- Use bonuses, gifts, inheritances to pay down your mortgage.
- Make biweekly payments to build equity faster.
- Cut your loan term in half.
- Make improvements to increase the value of your home.

Disclosing Defects



Florida law provides a home seller who knows of facts that materially affect the property's value that aren't readily observable and known to a buyer has a duty to disclose them. Make sure contractors working on your property get building permits as needed. Inspections help insure that work is done properly and you won't be liable with a purchaser for non-disclosure.

Mark Twain said "Buy land they aren't making it anymore."

Good advice. Are you dreaming about building a home?

1072 Jonquil St \$48,500 — canal to Lake Carrie; golf and tennis at Lake June West Golf and Tennis Club

440 Cross Creek Ave \$8,000 — wooded double lot in Placid Lakes **SOLD**

231-235 Boston Way \$5,000 — a double corner lot (1/2 ac) in Placid Lakes **SOLD**

117 Vera Ln NW \$4,500 — golf anyone? wooded lot in Placid Lakes **SOLD**

601 Nebraska Ave \$2,000 — one half acre rural lot **TEMPORARILY OFF MARKET**

816 Winston Dr \$5,000 — do you love racing? Check out this lot in Spring Lake Village, Sebring

Envision your future.