



**Tarbell,
REALTORS™**

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I hope that you enjoy this month's newsletter full of tips and ideas. My time as a real estate professional has left me with a keen insight into my client's needs and challenges. I want to let you know that my experience is at your disposal.

Rely on a Home Protection Plan

No one can predict the future. But a home protection plan protects against the failure of covered systems and appliances that might breakdown in that critical first year of ownership. As a buyer, you will be able to take advantage of the following benefits: customer service 24 hours a day and 365 days per year, easy access to a network of certified and insured contractors, and a sense of comfort knowing you've protected a good part of your investment. As a seller, make your home stand out with an added special feature. Rely on a home protection plan company with a 21 year history of service, value, and integrity.

I recommend...



If you have any questions on real estate in our community I want to let you know that my door is always open to you. I look forward to fulfilling all your real estate needs now and in the future.

Interest Only Mortgages

National home prices have been on the rise for years, however low interest rates and the emergence of creative mortgage options have kept the dream of homeownership alive for many home searchers. One option that has become increasingly attractive in the current real estate market is the interest only mortgage.

The basic premise of this mortgage derivative is that the borrower will make interest only payments for a pre-specified time period. Since the borrower is only making payments on the interest portion of the mortgage, the initial payments are much lower than for a traditional mortgage. With lower monthly payments it is easier for many borrowers to qualify for the loan they need to buy a home in the current market.

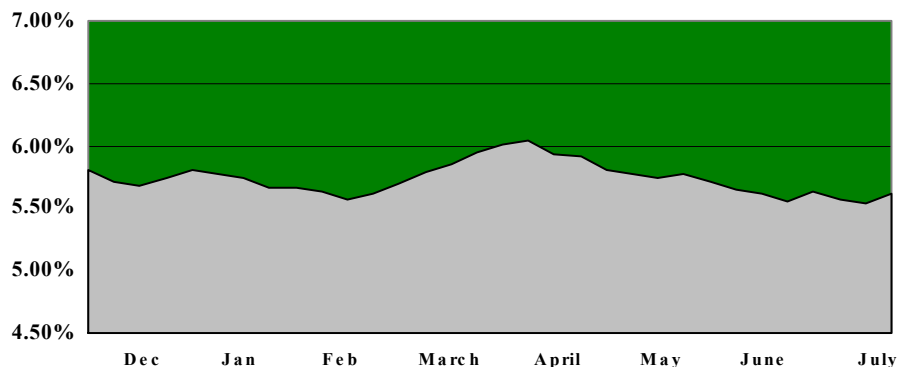
This increased buying power does not come without a price tag. As the borrower is only making payments on the interest, when the term of interest only payments ends the borrower will still owe the full principal. The full principal amount with a shorter time horizon - 30 years minus the term of the interest only period – means that the monthly payments will be larger than if the borrower had taken a traditional loan.

The interest only mortgage is best for young home buyers who are expecting their income to increase within the coming years. If there is no prepayment period the interest only mortgage loan is also great for people with sporadic incomes as they can make full payments in the good months and interest only payments in the lean months.

In addition to higher monthly payments in the later years, the interest only mortgage also opens the borrower up to a lot of risk that is not present in a fixed rate mortgage. If prices drop significantly then borrowers will find themselves with an over-priced home. Additionally, most interest only mortgages use a variable rate that can result in higher interest payments.

If you would like more information on how an interest only mortgage can get you into your dream home now give me a call and I will refer you to a reliable lender.

30 yr Mortgage Rate - December 2004 to July 2005



Recipe of the Month

Barbecued Chicken

Ingredients

2 tablespoons vegetable oil
1/2 red onion, chopped
1/4 cup apple cider vinegar
1/4 cup brown sugar
1 cup chicken stock
1/2 cup prepared honey mustard
1/2 teaspoon allspice
1/2 teaspoon curry powder
4 pieces boneless, skinless chicken breast
4 boneless, skinless chicken thighs
Vegetable oil, for drizzling
Salt and freshly ground black pepper

Preparation

1. Preheat grill pan or griddle over medium high heat.
2. Pour 2 tablespoons vegetable oil into a small saucepan over moderate heat. Add red onions and saute 3 to 5 minutes. Add vinegar and reduce by half, 1 to 2 minutes. Add brown sugar and cook 1 minute to incorporate. Whisk in broth and honey mustard, allspice and curry. Bring sauce to a bubble and reduce heat to lowest setting.
3. Coat chicken with a drizzle of oil and salt and pepper, to your taste. Place chicken on hot grill and cook 4 or 5 minutes, then turn. Baste chicken liberally with sauce and cook another 5 minutes. Turn once again and baste. Cook 2 or 3 minutes more to cook through and transfer chicken to a platter and serve.

Deck Maintenance

Summer is the best time to sit on your deck, hang out with family and friends and enjoy your favorite beverage. For those very reasons it is important that you keep your deck looking as nice as possible. As your deck is constantly exposed to the elements it is not always easy to maintain a stunning deck, but following the tips below will get you started in the right direction:

Avoid buildup of moisture. Standing water will lead to wood decay and stains. Make sure that water is able to drain freely from your deck. It's important that the gaps between the boards are free from dirt and other debris so that the water can get through. Install drainage vents if you are still having problems with standing water.

Protect against water stains. There are usually drain holes on the bottom of most pots. Setting the pot or planter on the deck surface will leave a stain and might promote wood decay since the moisture between the deck and the pot can't evaporate.

Avoid spilling candle wax. Candle wax buildup not only looks bad, it can also have some degenerative effects on the quality of your deck. When using candles, you should put them on a level area to avoid spills. Place a container under the candle. If you do have a spill on your deck, use a putty knife to remove the bulk of the wax. You can apply hot soapy water and blot it up.

Keep pests and birds away. Woodpeckers can be problematic for anything made of wood. Other birds will often drop little, not-so-nice surprises onto your deck. Try placing a plastic owl or rubber snake on your deck to frighten these winged nuisances away.

Securing Your Home and Valuables

With summer in full bloom, many of us are already planning our family vacations. Though these vacations are bound to be full of fun and excitement, there is always some doubt concerning the security of your possessions at home.

Break-ins often occur when homeowners are away on vacation and homes are unattended. A good rule of thumb is not to let your house look unoccupied. There are a number of things you can do:

- Leave lights on when you're away, preferably with an automatic timing device.
- Stop deliveries, such as mail and newspaper.
- Don't let strangers know when you'll be away.
- Have police or a trusted neighbor check your home.
- Insure your possessions and keep an up-to-date inventory.
- Store your valuables in a safe deposit box.
- Install a burglar alarm system.
- Trim shrubs and trees close to the house.

Hopefully these tips will keep your possessions secure and alleviate any unnecessary worries when you are away from your home.

