

NEWS YOU CAN USE!

Volume 2, Issue 3

Summer 2005

1ST SIERRA MORTGAGE/METRO REALTY

Hello. So much has happened here in the last few months. We just wanted to bring you up to date. Remember, we rely on our clients to help spread the word when we have new and exciting programs to offer. So, tell your friends, family members, and work colleagues about us and these new programs!

We Have \$100,000 & More in Homebuyer's Assistance!

The City of Sacramento chose us to assist in selling and financing of 73 homes targeted to 1st time homebuyers. Metro Realty/1st Sierra Mortgage is the only place in Sacramento contracted to provide both Real Estate and loan services for this program.

This means that those that qualify can receive \$100,000, and sometimes more, in financing with **no monthly payment** towards the purchase of newly renovated homes located throughout Sacramento.

This is a unique one-time only program and a great opportunity for those friends and family members who didn't think they could buy in this market.

If you know of anyone that could use this assistance, please have them contact us immediately before the general public gets access to these homes. We would like your friends and families to receive the benefit of your previous association with us.



Whether your looking for a spacious house for your family, or a small, compact home for you and your spouse, we can help you find it.

For more information and program guidelines you can look this up on the web at:

www.ownahomesacramento.com

Or just pick up the phone and CALL US TODAY!

1st Sierra has Reverse Mortgages to Help you Enjoy your Retirement

You probably have heard some advertising about the **Reverse Mortgage**. A reverse mortgage is a loan against the equity in your home that provides tax free cash advances, but requires no payments during the life of the loan.

Basically, a reverse mortgage

pays off your mortgage and pays you a monthly salary, so to speak, for life. Proceeds can be used to pay off debt, for daily living expenses, home repairs or improvements, medical bills or travel. Age and some equity is all that is required, there are no income or credit requirements to

qualify. It is a very good program for those who qualify and can benefit from access to additional funds.

If you think one might be right for you or a family member, please give us a call and our mortgage counselors can help you evaluate your situation. Of course, our counseling sessions are complimentary.

Interesting & Helpful links:

- Secret codes to bypass voice mail– and get a human:
<https://www.quickbase.com/db/bam6rdiey?a=q&qid=5>
- Turn your memories into photo stamps:
<http://photo.stamps.com/PhotoStamps/>
- Find friends & co-workers on the free people search:
<http://www.zabasearch.com/>

Thinking of Selling? Call for our FREE Reports!

- How to Sell your Home for the MOST Money in the SHORTEST Time Possible!
- Seven Common Mistakes to Avoid!
- 10 Simple Steps You Can Take to Make Sure Your Home Sells at Top Dollar!

Your Real Estate & Lending Consultants for Life!



Metro Realty Group

900 Fulton Ave., Suite 208 Sac., CA 95825

Phone: 916-974-2700 Mortgage

Phone: 916-974-2795 Realty

Fax: 916-974-3925

Paul Smith ♦ Leo Dow ♦ Kendrick Dukes ♦
Ozell Smith ♦ Mary and Bob Willett

Metro Realty/1st Sierra Mtg.
900 Fulton Ave.
Suite 208
Sacramento, CA 95825

Inside This Issue

- ▶ How to access more than \$100,000 in homebuyer assistance!
- ▶ Is a reverse mortgage for you?
- ▶ Buy or Sell a 'FIXER' with FHA.

Newsletters and Updates via e-mail!

Now you can request that this newsletter plus 1st Sierra Mortgage and Metro Realty Updates be delivered via e-mail. Just send us an e-mail to: newsletter@1stSierraMortgage.com

Now add up to \$15,000 to FHA Loans for Repairs

FHA's new streamline 203(k) Home Repair program will make FHA-insured loans even more attractive by allowing sellers to market their property in "as-is" condition and sell homes to FHA borrowers without making any repairs to their property.

In the past, many sellers were afraid to accept FHA offers be-

cause of concerns about FHA pre-sale repair requirements. This new program will help reduce those concerns by permitting the borrower to add \$5,000 to \$15,000 to the loan amount and make the required repairs AFTER loan closing. This new loan can also be used for other repairs that the new homeowner wants to accomplish without the need for an additional loan.

Repairs under this streamline program do not require documentation from the borrower other than written estimates from contractors.

If you, or someone you know, wants to sell a property that needs a few repairs call us to find out about marketing options with this great new program.

And, if you are looking to buy a "fixer" we can help.