

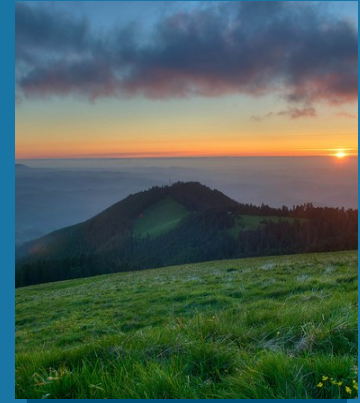
CORVALLIS UPDATE

My newsletter provides information on the national real estate market, consumer tips, market statistics and local happenings around Corvallis.

Summer 2014



Ariana Malone
REALTOR®



CORVALLIS

Don't forget the upcoming Bounty of Benton County!

Aug 16– Sept 1st \$30

Corvallis Neighborhood Highlight

Buying in the College Hill Area~ So you are thinking of buying a home near OSU? Here are some highlights about the area:

The College Hill West Historic District is a well-preserved residential area, developed primarily from 1905 to 1945 and contains a significant collection of historic architecture. The growth of this neighborhood was also closely tied to its association with Oregon State University. As a group the district represents a distinctive and significant collection of period housing. This neighborhood contains primarily single-family residences, falling into three major categories of architectural styles:

Bungalow and Craftsman, Period Revivals, and the Early Modern styles of the

1940s. ~ Excerpt from [http://www.livingplaces.com/OR/Benton_County/Corvallis_City/](http://www.livingplaces.com/OR/Benton_County/Corvallis_City/College_Hill_West_Historic_District.html)

[College_Hill_West_Historic_District.html](http://www.livingplaces.com/OR/Benton_County/Corvallis_City/College_Hill_West_Historic_District.html)

How To Reduce Your Mortgage Rates and Fees

The following scenarios will always yield the best possible combination of rate and fees.

- **Middle FICO score: 740 or higher:** Lenders consider this the ideal credit score range
 - **Loan to value: 70 percent or lower:** Equity, down payment or both at 30 percent yields substantially reduced pricing adjustments to rate and fees
 - **Occupancy: Primary residence:** Owner-occupied and second-home transactions are the lowest cost mortgage types available. A second home is also classified as a vacation home.
 - **Loan amount: Up to \$417,000:** Using the traditional conforming loan limit at \$417,000 in most geographic areas
- Lock period: 30 days:** Closing escrow within a month. Proactively providing to the lender any documents they may need during the process quickly will keep your rate and fees low.

A smart consumer should seek to work with an experienced mortgage professional who can proactively help them manage their credit and finances while ultimately reducing mortgage costs.

~Derived from realestate.msn.com

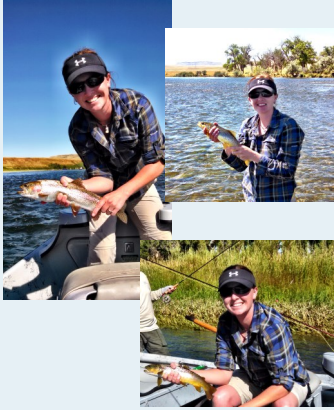
6 Things Everyone Should Do When Moving Into a New House

1. Change the locks. You really don't know who else has keys to your home, so change the locks.
2. Check for plumbing leaks. Your home inspector should do this for you before closing, but it never hurts to double-check.
3. Steam clean carpets. Do this before you move your furniture in, and your new home life will be off to a fresh, clean start.
4. Wipe out your cabinets. Clean before you move in your dishes and bathroom supplies.
5. Give critters the heave-ho. That includes mice, rats, bats, termites, roaches, and any other uninvited guests.
6. Introduce yourself to your circuit breaker box and main water valve. Always good to know where these items are!

~<http://members.houselogic.com/>

Personal News

I recently took a summer vacation to Fort Smith, Montana, here a few pictures of the fish I caught!



Corvallis, Albany and Philomath Market Data

June 2014	Albany	North Albany	Corvallis	Philomath
Average Sales Price	\$177,678	\$253,822	\$300,202	\$268,089
Average Cost Per Sq. Ft.	\$109	\$119	\$157	\$146
Average Days on Market	119	137	96	164
Currently Active	184	91	229	64

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