

Ask our broker



FLIPPING
BACK IN
FASHION?

Peter G. Miller
CTW Features

QUESTION:
Home prices in our area have been on this rise. Does this mean real estate flipping will make a comeback? If so, will buyers be able to purchase using Federal Housing Administration loans?

ANSWER:
There always has been real estate flipping – the purchase and quick resale of a property. This is no different than flipping stocks or bonds. Some number of flips have been tainted with falsified appraisal and loan applications, often, if not usually, without the knowledge of the buyer. These illegal flips routinely wind up in foreclosure, and that’s a problem for the FHA program. The reason is that the FHA is an insurance plan, so if a loan goes bad the FHA pays loss claims from lenders.

In an effort to control losses from illegal flipping, the Department of Housing and Urban Development moved in 2003 to limit such transactions with what is now generally known as the “HUD rule.” In essence, the rule said that FHA mortgages could not be used to finance a real estate sale where the property had been re-sold during the past 90 days. Many lenders and investors in the private sector adopted the same rule.

Unfortunately, the 2003 rule was too broad. As a result HUD carved out exceptions for such things as real estate inheritances, foreclosures and markets where a presidential disaster area had been declared. However, the rule hit legitimate flippers, including rehabbers with the

ability to quickly buy and refurbish homes.
In 2010 – and with a need to re-start the housing sector – HUD waived its anti-flipping rule, meaning FHA financing was available to buyers of flipped homes. This did not mean anyone could get a mortgage or that a mortgage would be automatically granted. Instead, it meant that with an arms-length transaction, an appraisal and a verified and documented loan application a qualified borrower could get FHA financing even if a home had recently been resold.

Apparently the housing sector is now back on its feet. Starting June 15, 2015, HUD again is bringing back the 90-day rule. Unlike the 2003 rule, HUD is including exceptions in the new standard for such situations as properties acquired by inheritance, government sales, sales by nonprofit organizations and properties acquired by a relocation service for resale.

In addition, HUD requires two appraisals for FHA financing if the property is resold between 91 and 180 days and “the resale price is 100-percent or more over the price paid by the seller to acquire the property.”

If an exception can be carved out for profit-making relocation services, why not for rehabbers or – indeed – anyone? Unlike 2003, when no-doc loan applications and toxic mortgages were widely marketed, in today’s world we have tough new lending and underwriting standards that make it difficult to see why HUD once-again needs the 90-day rule.

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**5thAnnual
OPEN HOUSE
WEEKEND**

**The biggest 2-day LOCAL housing event
this year occurred back in April.**

YOU MIGHT BE THE NEXT WINNER IN 2016!

2015 Spokane REALTORS® Open House Weekend event winner, **Jeannette Kroft** (center), claimed her winner's check this week - a \$3,000 project credit from Sullivan Homes.

Kroft also claimed a \$450 gift certificate from **HouseMaster**.

Todd Sullivan (right), managing partner of **Sullivan Homes** presented Jeannette with her - really - big certificate.

Terry Jordahl (left), Keller Williams, was the listing broker at the winning house, who receives \$250 cash.

Photo credit: Spokane Association of REALTORS®

SPOKANE SPOKESMAN-REVIEW MORTGAGE GUIDE					
Check rates daily at http://spokesmanreview.interest.com					
Program	Rate	Points	Fees	% Down	APR
SAMMAMISH MORTGAGE			800-304-6803 http://www.SammamishMortgage.com		
30 yr fixed	4.125	0.000	\$795	20%	4.165
15 yr fixed	3.375	0.000	\$795	20%	3.445
10 yr fixed	3.250	0.000	\$795	20%	3.352
20 yr fixed	4.000	0.000	\$795	20%	4.056
BBB A+ Rating-Local since 1992 - CL #118653 (A) 3015 112th Avenue, NE, Suite 214, Bellevue, WA NMLS# 118653					
BANK OF AMERICA			http://www.bankofamerica.com		
30 yr fixed	4.125	0.487	\$1171	20%	4.226
15 yr fixed	3.250	0.450	\$1171	20%	3.419
5/1 ARM	2.875	0.097	\$1171	20%	3.046
30 yr jumbo	3.875	0.480	\$1271	20%	3.979
(C) Seattle, WA 98119					
<small>Legend: The rate and annual percentage rate (APR) are effective as of 6/17/15. © 2015 Bankrate, Inc. http://www.interest.com. The APR may increase after consummation and may vary. Payments do not include amounts for taxes and insurance. The fees set forth for each advertisement above may be charged to open the plan. (A) Mortgage Banker, (B) Mortgage Broker, (C) Bank, (D) S & L, (E) Credit Union, (BA) indicates Licensed Mortgage Banker, NYS Banking Dept., (BR) indicates Registered Mortgage Broker, NYS Banking Dept., (loans arranged through third parties). *Call for Rates* means actual rates were not available at press time. All rates are quoted on a minimum FICO score of 740. Conventional loans are based on loan amounts of \$165,000. Jumbo loans are based on loan amounts of \$435,000. Points quoted include discount and/or origination. Lock Days: 30-60. Annual percentage rates (APRs) are based on fully indexed rates for adjustable rate mortgages (ARMs). The APR on your specific loan may differ from the sample used. Fees reflect charges relative to the APR. If your down payment is less than 20% of the home's value, you will be subject to private mortgage insurance, or PMI. FHA Mortgages include both UPMP and MIP fees based on a loan amount of \$165,000 with 5% down payment. VA Mortgages include funding fees based on a loan amount of \$165,000 with 5% down payment. Bankrate, Inc. does not guarantee the accuracy of the information appearing above or the availability of rates and fees in this table. All rates, fees and other information are subject to change without notice. Bankrate, Inc. does not own any financial institutions. Some or all of the companies appearing in this table pay a fee to appear in this table. If you are seeking a mortgage in excess of \$417,000, recent legislation may enable lenders in certain locations to provide rates that are different from those shown in the table above. Sample Repayment Terms - ex. 360 monthly payments of \$5.29 per \$1,000 borrowed ex. 180 monthly payments of \$7.56 per \$1,000 borrowed. We recommend that you contact your lender directly to determine what rates may be available to you. TO APPEAR IN THIS TABLE, CALL 888-589-6636. TO REPORT ANY INACCURACIES, CALL 888-589-6636. *http://spokane.speekmanreview.interest.com</small>					

095 HOMES FOR SALE, AREA WIDE

FIVE MILE HEIGHTS
North on 5 Mile Rd. to Alberta TR on Kammi. City water & sewer. Large lots, Mead Schools. We can help you build your dream home starting at \$290,000.

NEW HOMES
2043 W St Thomas More \$342,950
Vic Plese, 217-7889.

PARK PLACE
Brand new homes near Riverside State Park, all city services available. Large treed lots, 3 car gar, several builders to select from. West on Francis, L on Royal, R on Francis.

5205 W Oxford Rancher \$333,500
Mike Graham 993-4606

ROCKY RIDGE
Fantastic Five Mile Prairie location with panoramic views of the city. Close to shopping. Neighborhood sports court, landscaped front yards, 3 car garages, Mead schools. N on File Mile Road, L on Lincoln Rd, L on Lapis Ln.

7802 N. Lapis Ln \$339,900
Rancher, 4bdrm, 3 bth, 2300 sqft
Phil Konynenbelt, 991-7445

OPEN HOUSE 12-3PM
W. 7003 JIMMY LANE
SUNDANCE MEADOWS 55+
New Marlette mfg home in senior park. Gated entry, clubhouse, community garden, large patio, landscaping sprinklers, rain gutters \$174,900 Sue Jessup 509-499-7656.

OPEN HOUSE 12 - 3
3111 W. EUCLID
Downriver bungalow! 2 bdrm, wd flrs, picture wins, updated kit w/corrian tops & cabinetry, gas/frd air, fncd w/spr sys & part fin bsmt. Walk to DR Grill, Flying Goat, & golf course! Rare find at this price! \$139,900 Don Willard, 844-5081.

DOWNTOWN RIVERPOINT CONDO
Located right on the Spokane River and Centennial Trail. Mn fl living with 1500 sq ft 3 bdrm, 2 bth, private balcony w/views of the river, cov'd parking. Close to shopping and restaurants. Priced to sell \$399,900. Phil Konynenbelt, 991-7445.

1933 E. ILLINOIS AVE
Amazing views of the city & mtns. 4BR/3BA w/large spacious rooms. Main flr utility. Gorgeous yard with multilevel deck & basketball ct. Great entertaining home. Move in ready!!! \$209,900. Kim McCracken, 435-3124.

WEBSTER PARK RANCHER!
2500 sq ft, 4 bdrm, 2 new bths w/granite & tile, hrdwd flrs, 2 gas frplcs, cent A/C, fin bsmt, mstr suite, new wire & plumb, 2 car gar, \$40k + in updates. Walk to Audubon Park, Flying Goat, DR Grill!! 3312 W. Rockwell. \$199,900. Alan Plese, 953-7330.

6211 N. HOWARD
Spotless rancher w/fresh paint and remodel. CAC, new roof, vinyl siding, sprinklers, 4 bdrm, 2 bth. \$159,900 John Sullivan, 710-1096

NW AREA
10 acre parcels, b-ful, level, views, power, phone 7 Mile area. \$65,000 Kelly Stewart, 993-4925.

1205 E. LYONS AVE #3
Contempo Mobile Home Park 55+ . Gorgeous Double Wide, 1440 Sq. Ft. 2 BR/2BA, Mstr has a walk-in shower. Lrg liv rm w/fp.Lrg kit inc all appl and pull outs. Two large decks w/ hot tub. \$39,900 Mike Happy, 990-3455.

PLESE REALTY, LLC 489-2323
www.plese.com

095 HOMES FOR SALE, AREA WIDE

Northwest
6922 N Douglass \$266,900
Open Today 1-4pm
Westgate Village - Just Listed!
Call: Andrew Spilker 991-3839
4018 N Hawthorne \$139,900
Open Today 1-3pm
Call: Daniel A. Dailey 954-4620

Area Wide
4110 W Rowan Ave
Open Today 1-4pm
Just Listed! Great location-near sports complex for hiking, biking, water & skate boarding. 4 BR/2 BA, 2 car garage, updated kitchen & baths, FR/theater room downstairs, new RV parking space on LG lot.
Call: Kelli Johnson 990-5219

South Hill
5404 E Big Rock Rd \$594,000
Open Today 1-4pm
Call: Tim Tonani 509-370-9161
3216 W 17th \$169,000
Open Today 1-3pm
Call: Justin Hauge 988-0808
1624 S Latawah \$229,900
Open Today 1-4pm
Craftsman-close to Manito & Rocket Bakery. 2 Car garage, hardwood flrs, crown molding, updated kitchen & new bath.
Call: Rosie Pittman 879-7878

Condo
639 N Riverpoint Blvd #6102 \$295,000
Open Today 1-4pm
Call: Stephen Lay 435-5640

098 HOMES FOR SALE, NORTHWEST

FSBO Beautiful Daylight Rancher on the Ridge in Sundance Village, 55+ PUD, 3,000 sf, finished, 3 bd, 2.5 ba, b'ful panoramic views, open floor plan w/vaulted ceilings, hrdwd flrs, stainless appls, lg wndws. Look for us on the internet. 6267 W. Shawnee Ave. \$6/Call for appt: (509) 220-3008

FSBO 4Bd/1.5Ba, 3528 W. Lacrosse Near Audubon Park. Drive by, you'll like what you see; pick up a flyer. \$179,900. 509-328-0108; 951-5287

103 HOMES FOR SALE, NORTHEAST

THIS IS A MUST SEE HOME!!
TOP QUALITY PROFESSIONAL
REMODELED 4 Bedroom Rancher features a complete New Kitchen with Rustic Alder Cabinets, Solid Surface counter tops, All New Stainless Appliances & New Flooring. A totally redone basement w/ a spacious Family Room & a large bedroom w/ a huge walk-in closet! Also gas, forced air heat, some vinyl windows & completely refinished hardwood floors! Vinyl exterior siding & a covered patio connecting the house to the 720 sq. ft. **Garage/Shop** w/ openers and alley access! **ONLY \$144,900 Call Dave Holmes @ 979-2002 Kestell Co.**

Home on 23 acres. 6 mi. S. from Porcupine Bay, Lake Roosevelt. Highest quality, Super Good Cents Energy Star 2007 Valley Quality Home. 1790sqft, 3br, 2ba, central air & heat, 30'x40' pole bldg w/ loft storage, 2 stall horse shelter, corral, excellent view, \$206,000. 509-725-0526 or keith.e.reagan@hughes.net

Spectacular Buy!
Stunning N. Side 3BR/3BA meticulously maintained. Quiet n'hood, state of the art kitchen! New Price now **ONLY \$154,500!** Don't Miss this great opportunity! Monte 688-5185, KESTELL CO.

Very nice & Large! 520 E Ermina
1 plus bedroom, Apt B, \$500/month Evelyn 216.6117 No pets

105 HOMES FOR SALE, MEAD

15520 E. BILL GULCH RD- Updated 4 bd bungalow, 15 min to the Y, custom cabinets, granite counters, hrdwd flrs, 2 decks, 8+ secluded acres, \$269,900. Debbie 509-270-1179 CHENEY REALTY, INC. 235-6191

095 HOMES FOR SALE, AREA WIDE

107 HOMES FOR SALE, SOUTH HILL

Luxurious 2 bdrm, 2 bth cottage on south hill. Mo to mo rental, dbl car attached garage, all utilities plus home & yard maintenance included. Pets welcome. Brookdale South Regal (formerly Harbor Crest). 509-443-8500

OPEN 1-3pm
3008 E. 19th. Stunning rancher new on the market! Amazing re-do! 5br/ba, 2880 Sq. ft., kitchen w/stainless appls, quartz counters, 2 frplcs, mn flr family rm, mfu, hrdwd flrs, basement w/2-egress bdrm, 2-car gar + so much more!
\$259,900, please call
Sandi Blake 993-7894, Kestell Co.

LARGE LOT AND A SHOP!
Just Listed and priced to sell!! Better hurry on this 4 Bdrm/ 2 Bath 4-Level with 2 car att. gar and 24'x26' shop on almost 1/2 acre lot! On a quiet street just blocks from Ferris H.S. **ONLY \$249,900!** Call Andy Kerr for more info at 499-1625, KESTELL CO.

2 FULL MASTER SUITES- ONE LEVEL LIVING
OPEN 1-3 5113 S. Woodfield Ln 3 Bd 3 Ba sought after Woodfield PUD, open plan, stunning vaulted ceilings, neutral pallet, beautiful deck.
Call Cookie Sevier w/ RH Cooke & Assoc. (509) 230-4710

Search EVERY Listing For Sale
www.AllSpokaneHomesForSale.com
Exit Real Estate - 509-499-0883

111 HOMES FOR SALE, WEST

Airway Heights New Listing and Best Buy! 12411 W Chandler, 3 bdrm, 2 bath, all new carpets, new SS Appliances, new paint, oversize 2 car att garage. Move in ready and priced to sell at \$139,900. Call Jack Kestell 993-1003 to see today! Kestell Co 838-2002.

115 HOMES FOR SALE, SPOKANE VALLEY

Great Buy
Charming 4 bedroom 2 bath 1 1/2 story older home, convenient valley location. Mother in law setup in upper level. Newer siding and roof, covered deck and porch. Zoned commercial. **Listed at only \$124,950 998-2905 or 924-3406 Don @ Don Priest Realty**

OPEN HOUSE 12:30-2:30
8907 E Vista Pk Dr
Immaculate Northwood home with large rooms. Landscaped and fenced yard. 3- car garage. Ron Hansen 991-2942, CB Tomlinson

OPEN 12-5PM
4813 S. Lapwai Ln. Brand New 4BR/2BA built by Hayden Homes \$283,977, Danielle LaBar 979-8173, KESTELL CO.

SELL YOUR HOME
Guaranteed Services
Flexible Commissions
ThePerfectListing.com
Exit 509-499-0883 Leif Tangvald

122 REAL ESTATE, OUT OF SPOKANE COUNTY

DAVENPORT-902 Ross St, 3 bd, 2 bth MFH, wood flrs, cath.ceiling, AC, jetted tub, large lot, \$94,500.Bev 990-1809
MALDEN-24 SW Fir St, 2 bd, 1 bth, 4 lots, fixer, \$35,000. Debbie 270-1179
MALDEN-838 SW Rose St., 1.90 acres, septic, electric, steel shop/barn, shed, \$34,700. Brad 599-1917
CHENEY REALTY, INC. 235-6191

095 HOMES FOR SALE, AREA WIDE

Relationships are everything.

Forty years ago, Windermere's Founder, John Jacobi set out to change the real estate industry. His focus? Put relationships before sales quotas. Relationships that last not just for a transaction, but for a lifetime.

Today the Windermere vision remains the same. Which means whether buying or selling, you can expect integrity, professionalism and local market savvy every step of the way.

Discover the difference a true relationship can make.

www.WindermereSpokane.com