

Buying a House – What’s Included



Jack Kestell
2015 President
Spokane Association of REALTORS®

OPINION

When you buy a house, what are you really buying?

This is a good question to ponder, whether you have experienced buying a house or not.

Let’s answer the question.

When you buy a house, you are buying “Real Estate” which consists of a collection of physical assets as well as the associated property rights. Typically, these include the lot or land, the structure or building, and all attached fixtures therein and thereon, plus the constitutionally protected rights associated with the ownership of Real Property.

A fixture is a feature that is permanent to a home.

For example, in the bathroom, a toilet is a fixture; an electric toothbrush is not. In the kitchen, a water filtration system is a fixture; a table-top radio is not. Outside the home, expect fences and in-ground sprinklers to stay; hoses and garden tools to go.

What about custom window treatments, a unique dining room chandelier or a satellite dish on the roof? If you don’t care one way or the other, expect that these are not permanent and be pleasantly surprised if they remain. If you do care and want them to remain, then make a list and include this in your sales agreement. Always include large items on your list, like a garden shed or a hot tub, even if already agreed to verbally.

Standard residential purchase forms often

contain language about fixtures. Typically, there’s a section for buyers to list other items they want to include in the conveyance.

Be specific in that list. If you wish to specify that the washer and dryer that you saw in the house remain in the house, then work with your REALTOR® to make sure the make/model and serial numbers of these large items are included in your sales agreement. It has happened that a seller agrees to include a washer and dryer in a sale, then moves out with the good stuff and plugs in a couple of other appliances on the way out.

Outside the home, if you want the birdbath, write it down. If you want the push-in solar lights, write it down. Take pictures, lots of pictures. The seller and his/her REALTOR® should be just as eager as you and your REALTOR® are to make sure there are no ambiguities or misunderstandings in the sales agreement that could hold up or even void a transaction.

In my 40 years as a Spokane REALTOR®, I can tell you that the vast majority of real estate transactions in Spokane County leave both the buyer and the seller feeling happy and satisfied when they have utilized the expertise of a REALTOR® to lead them through the process.

Don’t hesitate. Talk with a REALTOR® today!

GET TO KNOW YOUR LOCAL REALTORS!



I have been a resident of Spokane County for over 40 years. The time here has given me many valuable insights and experiences that I am able and happy to share with my clients. Coupling this background with listening to people's needs gives me an advantage in providing others with quality services.

I value the importance of building relationships on the foundations of honesty and loyalty. I truly believe in the spirit of service, and that what we give comes back to us in kind.

This is what drives me to succeed in making your home or property buying and selling experience more enjoyable and trouble free. My goal is to earn your referrals and be your REALTOR® for life.

Becky Ruark
509-991-0741
becky.withwre.com



Snap the QR Code with your Smartphone using a QR Code or Barcode reader.

GET TO KNOW YOUR LOCAL REALTORS!



A licensed Realtor since 1978, Bob returns to Pat Kenney Realty, LLC after a 4 year hiatus marketing REO's for Sterling Bank. Now Bob adds Managing Broker to his wealth of real estate experience. Whether your real estate needs are residential, investment property, condominiums, waterfront, new construction & development, land, commercial sales or commercial leasing, Bob is ready to serve you. Please call, text or email him today. Take advantage of Bob's diverse knowledge and experience for your real estate success!

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SPOKANE SPOKESMAN-REVIEW MORTGAGE GUIDE					
Check rates daily at http://spokesmanreview.interest.com					
Program	Rate	Points	Fees	% Down	APR
BANK OF AMERICA					
http://www.bankofamerica.com					
30 yr fixed	4.250	0.095	\$1171	20%	4.318
15 yr fixed	3.250	0.332	\$1171	20%	3.402
5/1 ARM	2.875	0.282	\$1171	20%	3.048
30 yr jumbo	4.125	0.078	\$1271	20%	4.196
(C) Seattle, WA 98119					
SAMMAMISH MORTGAGE					
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	3.125	0.000	\$795	20%	3.226
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					
<small>Legend: The rate and annual percentage rate (APR) are effective as of 6/24/15. © 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.A.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 MP 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 800-509-4636, TO REPORT ANY INACCURACIES, CALL 888-509-4636, *http://spokesmanreview.interest.com</small>					



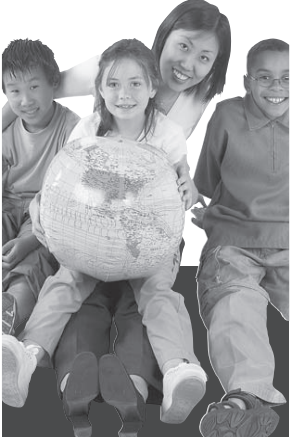
092 REAL ESTATE AUCTIONS

Real Estate Auction
Nominal Opening Bid: \$10,000
104 Young St, Grand Coulee, WA
3BR 2.5BA 1,427sf+/-
Open: 1-4pm Sun June 28
Auctions: 12:00PM
Fri., Jul. 10 on site
williamsauction.com
800.982.0425
WA Broker: Philip R. Heiliger
Re Lic 24486
Auctioneer: Williams & Williams
Auc Lic 2389




Area Wide
5982 Blackstone Way \$244,500
Open Today 1-4pm
Long Lake in the summer, pool in the winter! One level rancher w/ main floor utilities & fully finished basement.
Call Kelli Johnson 509-990-5219
South Hill
5423 S Martin St \$274,900
Open Today 1-4pm
Totally updated 4 bd/3 bath 4 level Cont. home on 1/3 of an acre. New carpet & paint, custom cabinets.
Call: Lee Houk 720-1277

For Sale- 6 Unit Rental Property
\$145,500 OBO, Call 509-919-2472



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THE SPOKESMAN-REVIEW

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 Konyonenbelt, 991-7445

FIVE MILE COUNTRY LIVING
First time on market! Stylish one-owner 2-story on 1.9 acres! 4BR, 3BA, 3200+ sq ft, custom built. Next to Sky Prairie Park. Kitchen open to cool fam rm w/vaulted ceil & stove; wood windows, cov'd deck, daylight bsmt, updates thru-out! 2 car att gar + 30x30 heated shop. 2211 W. Strong Rd. \$339,900 Vic Plese 217-7889

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 Jessup 509-499-7656.

MOTIVATED SELLERS LETS NEGOTIATE!
Enjoy entertaining in this 4 level parkside home bordering the 11th green of Sundance Golf Course. 4 bdrm/3 bth from liv/din +2 fam rms. Lrg mst/dbl sink, garden tub, shower & walk in closet. Bsmt theatre room w/wet bar & surround sound. Private back yard with trex, shed & garden. 7325 W. Kendrick. \$279,900 priced at tax assessed value. 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.

NEW LISTING 3504 W WALTON
Cute and updated rancher close to Webster Park and great restaurants. Awesome backyard with water feature and firepit, new vinyl windows, man cave in 2 car gar, fin. basement. \$159,900. Call Phil Konyonenbelt 991-7445.

NW AREA
10 acre parcels, b-ful, level, views, power, phone 7 Mile area. \$50,000 Kelly Stewart, 993-4925.

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

To place YOUR ad call 456-7355

095 HOMES FOR SALE, AREA WIDE


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

7303 N. PERRY-Very nice 4 level, 3 bd, 3 bth, AC, fenced bk, 2 car gar and huge shop, \$196,000. Brad 599-1917 CHENEY REALTY, INC. 235-6191

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 12-2PM. 3508 E. 24th. All updated 3BR/3BA brick rancher w/huge 2-car shop, wood flrs, new kitchen in 2012 w/stainless appls. Huge mstr with 3/4 bath & walk-out to back deck. 2 frplcs, lrg fncd bkdy, newer breaker panel & more. Great location close to Lincoln Hts. \$187K, Graham Lang 701-1919, KESTELL CO.

OPEN 12-4PM. 2629 E. 18TH AVE. Amazing S. Hill area! Super charming 3BR/2BA craftsman w/updates & additions. Quiet cul-de-sac loc. just a short stroll to Perry Dist. Fresh ext. paint, fncd bkdy w/patio & fruit trees. \$189,900, Kristin Davis 868-9807, KESTELL CO.

"NEED YOUR SPACE?"
This updated 1971 blt 4 Bdrm/2 Ba 4-level w/2 car att gar and 24'x26' shop sits on approx. 1/2 acre lot on quiet street just blocks from Ferris H.S., and is priced to sell at \$249,900! Call **Andy Kerr** for more info at 499-1625, KESTELL CO.

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

115 HOMES FOR SALE, SPOKANE VALLEY

Just Listed! Fantastic 4-Level Incredible 2006 3br/3ba home features great view of the Valley & is TOTALLY LOADED! From the attached 5 CAR garage/shop to the fantastic private landscaped yard, it's like a park w/hot tub! This is truly a "one of a kind" home. Great value @ \$319,900 call Pat Lacy 990-1004, KESTELL CO.

Just Listed South Valley Rancher on acreage. Great view! over 3500sqft finished! 3car + shop. Bring your horses! \$389,900 Kevin Warner 994-6431 KESTELL CO.

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.

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