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FHA: Old Mortgage Program Finding New Life



(ARA) - The sky is falling, the sky is falling! Or so you would think if you listened to all the news coverage about the mortgage market. The news is filled with reports of declining home values, resetting adjustable-rate mortgages and people feeling the pinch of tightened credit.

However, despite the doom and gloom, much of the media haven't reported on the proverbial silver linings in the storm clouds. One of the bright spots is

the resurgence in popularity of a loan program that has been around since the 1930's -- the Federal Housing Administration (FHA) loan.

Historically used almost exclusively by consumers to purchase their first home because of its low down payment requirements and competitive rates, FHA loans are making a comeback and quickly gaining prominence among those looking to refinance as well.

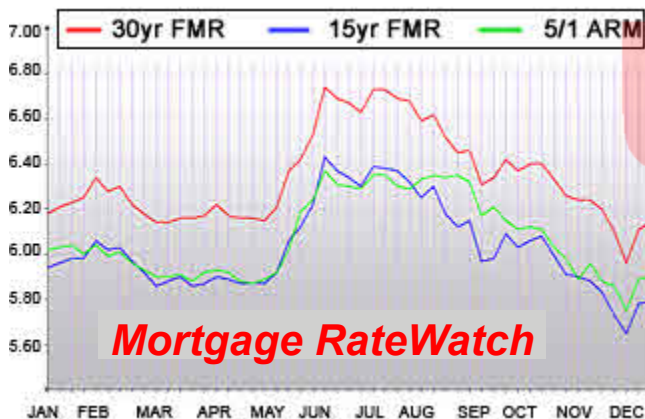
"A large number of people are really benefiting from the FHA loan program, and what is most interesting is many of them have just recently been turned down for more traditional conventional loans," says Bob Walters, chief economist for Quicken Loans, one of the nation's largest mortgage lenders.

"This program isn't the answer for everyone, but we have found that it can be a very viable option for many people."

According to Walters, FHA loans are being used by consumers for cash-out refinancings, or to consolidate debt up to 95 percent of the home's value -- moves that are extremely difficult and often not financially practical to make with current conventional lending guidelines.

"Through the first half of 2007, homeowners had no problem making their mortgages work for them.

However, since that time, tighter lending guidelines have resulted in many loan programs being taken off the table. Fortunately, FHA loans can fill some of the void. When used responsibly, FHA loans can provide much-needed relief. Every day, we help clients purchase homes, pay off medical expenses, eliminate high-interest credit card debt and generally improve their financial position through the FHA program," Walters adds.



Consumers are also finding that in some instances, FHA loans can close very quickly, in less than 14 business days in some cases.

Want to know market price of your home today?

Call today for a free estimate.

(480) 694-6431

When Should You Re-seal?

(ARA) – For homeowners with an active family and busy household, there's isn't really a "good" time to think about resealing tubs, showers, sinks and countertops.



Because most people do not have the luxury of waiting 24 hours for traditional caulk to dry before using their tubs, showers, sinks and counters, they simply overlook this inexpensive home maintenance project. Unfortunately, this can turn a small maintenance task into a major repair project.

To help homeowners and remodelers, Polyseamseal has introduced a new, fast-dry silicone system. Polyseamseal EST Speed Seal creates a durable, flexible and watertight seal that will withstand water contact only two hours after application, allowing you to shower in two hours, which is 12 times faster than traditional sealants.

If you see any of the following signs, it may be time to reseal:

1. You see water stains on the ceiling under an upstairs bathroom.
2. If the caulking around the tub, shower doorframe, shower handles, stall base, toilet, countertop or sink is cracked, shrunken, missing or moldy, it's time to recaulk.
3. Current caulk has mold, mildew or soap scum on it.

Knowing when to recaulk can help busy homeowners quickly and easily update the seal around bathroom and kitchen fixtures.



Is a New Job in Your Future?

(ARA) – In the new year many of us evaluate our lives and try to make positive changes. Whether it is quitting a bad habit, improving health or finally going back to school, the new year is the perfect time to make personal improvements. Many people use this time to evaluate their job satisfaction and are finding that now is an ideal time to look for a new job.



According to Yahoo! HotJobs' annual job satisfaction survey, 72 percent of employees are open to a new career opportunity in 2008. More than four out of ten employees (43 percent) blame either dislike of their boss' management style or lack of mentorship at their company as the reason they would be willing to leave their current job, and the majority of respondents agree that "people don't leave companies, they leave managers."

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Top Qualities of a Good Boss

Here are the top qualities that employees are seeking from their supervisors.

For supervisors, exhibiting these qualities can significantly improve supervisor/employee relations and lead to better employee retention rates.



1. Communication/listening skills
2. Effective leadership skills
3. Trust in their employees to do their job well
4. Flexibility and understanding
5. Intelligence
6. Teamwork skills and even temperament (tie)
7. Interest in employee development
8. Ability to share credit
9. Successful in finding and retaining new talent
10. Presentation skills

Earn More Job Satisfaction

Employees have raised the bar when it comes to job satisfaction, expecting their employers to offer more -- whether it is salary, respect, work-life balance or even vacation time. If they're not getting what they feel they deserve, they might join the 30 percent of employees

who are not only open to new job opportunities, but who are actively looking for a new position in 2008.

Tackle Germs on Your Terms

(ARA) - Every parent knows one child's sniffles can spread to the whole family, leading to missed work and school days. But as important as helping reduce the spread of germs can be, mom's time is also precious. Here are five key steps to help save time and help protect your family.

A little common sense can go a long way in keeping homes healthier. Moms don't need to go overboard, but it is crucial to be aware of certain germs like E. coli and Salmonella, which should be eliminated since they can be especially harmful to young children with developing immune systems.

Step 1: Wash Hands!

The first step is one you've heard time and again from your own mom – wash your hands!

Step 2: Follow Healthy Habits

You know all the good reasons to get enough sleep, eat right and exercise regularly.

Step 3: Get a Flu Shot

The flu vaccine is the best way to prevent the spread of the flu.

Step 4: Disinfect Germ Hot Spots

Focusing on high-risk germ havens saves you time while reducing exposure to germs that could make your family sick.

Step 5: Give Your Washing Machine a Gargle

Use bleach once a week in your empty washing machine – it acts as a “mouthwash” for your washer!





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1803 Sf
Great room w/eatin
kitchen



MLS #2846842
1936 Sq Ft
3 bedroom 2 bath
Great Northeast Mesa
location



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Put Your Heart into Valentine's Day this Year

(ARA) - Candy hearts, roses, chocolates? There's got to be a more creative way to tell your honey that they're the only one this Valentine's Day and without emptying your bank account.

Instead of dinner at an expensive restaurant or a night on the town, why not create your own romantic getaway in the comfort of your own home.

First, to create intimacy, choose a smaller area for your romantic dinner. The large formal dining room is out. Try the living room, in front of, or near a fire place. Lighting is an important factor. First, darken the space to create an intimate feeling, then add candlelight and use inexpensive floor cans to light the surrounding areas.

...and be sure to include a soundtrack .

