

# RENE'S REAL ESTATE REPORT

## COMPARATIVE MARKET ANALYSIS FOR JULY 2009

ADDRESS	BED/ BATHS	GARAGE/ CARPORT	SQUARE FEET	ORIGINAL PRICE	CURRENT PRICE/ SOLD PRICE
<b>ACTIVE / OPTION CONTRACT</b>					
10426 Lanshire Drive	3 / 2	0	1,598	\$235,000	\$235,000
8641 San Souci Drive	3 / 2	2	1,757	\$265,000	\$265,000
10469 Lanshire Drive	3 / 1.1	1	1,290	\$205,000	\$205,000
8851 Liptonshire Drive	3 / 2	2	1,821	\$272,500	\$254,500
10204 McCree Road	3 / 2	2	1,446	\$189,900	\$189,900
8832 Larchwood Drive	3 / 2	2	1,406	\$218,500	\$206,300
8818 Lockhaven Drive	3 / 2	2	1,413	\$226,000	\$226,000
10630 LeMans Drive	3 / 2	2	1,909	\$235,000	\$229,900
10611 LeMans Drive	3 / 2	2	1,384	\$239,900	\$219,000
8935 Lockhaven Drive	2 / 2	2	2,074	\$292,000	\$287,000
<b>• SOLD</b>					
10314 Lanshire Drive	2 / 1	2	1,406	\$172,900	> \$180,000
8835 Larchwood Drive	3 / 2	0	1,598	\$199,500	> \$200,000
8911 Larchwood Drive	4 / 2	0	1,598	\$224,950	> \$225,000

This report covers the L Streets Neighborhood Association (Crime Watch #1089) which is bordered by McCree Road, Plano Road, Ferndale Drive and Northwest Highway.

### FHA - TODAY'S BEST LOAN OPTION?

The recent tightening of mortgage lending standards makes FHA financing more attractive than ever for buyers. An FHA loan is a great option for first-time buyers and for others as well. Consider that a low down payment of only 3.5 percent from the buyer's own funds is usually required; and that in many cases the lender can allow the down payment to be a gift. A modest credit score above 620 may qualify for lower rates and fees than with conventional financing. A buyer's payment history is often more lenient and a past bankruptcy may not disqualify a borrower from qualifying. Seller contributions up to as much as six percent of the purchase price may be utilized toward the buyer's closing costs. If a refinancing opportunity arises, FHA allows a streamlined refinance into a new loan with only minimal documentation. When it is time to sell, buyers may assume the seller's loan at the original interest rate provided they qualify for a new FHA loan, and if interest rates rise, this could make the home more attractive to buyers. Please feel free to contact me for a referral to a local mortgage professional that can provide complete details on FHA loans, qualifying requirements and current interest rates and terms. So if you are thinking of buying or selling please consider me for your next transaction.



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