



Dorothy Ziebert,
Principal Broker
Cell: 541-729-8011
107 W. Q Street #2
Springfield, OR 97477

Creswell



EXCELLENT BUY with all appliances including washer/dryer. Walk-in pantry, craft room, BI vaccum, FA with 2 fireplaces, HUGE sunroom and EXTRA LARGE lot with garden area. New wood flooring.

MUST SEE to appreciate. Call Dorothy, 541-729-8011 **\$185,800.**

Springfield



Country Feeling yet close to it all - Nice 3 bedroom, 2 bath ranch home built in 1997 has a great floor plan and separation of sleeping space, lots of built- ins, an oversized 2 car garage and is located on a large 1/4 acre lot. **\$184,200.** Call Dorothy, 541-729-8011

HOME LAND REALTY, INC.

541.343.4411

EVA WRIGHT BEVER

OWNER/PRINCIPAL BROKER

River Road Property



2 bedroom, 1 bath classic bungalow with nice built-in cabinets in living room and dining room. Refinished hardwood floors, gas fireplace in large living room, separate dining room. Master bedroom has French glass door leading to private fenced backyard with 16 x 12 shed. RV parking pad, EWEB weatherized, new vinyl windows. Owner is licensed Real Estate Broker in Oregon. **\$177,777.**

Eva Wright Bever
Owner and Principal Broker
of HomeLand Realty, Inc.
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**Ask
The Expert**



Marianne Wood,
Broker
Prudential
Real Estate

**What Happens If
The Appraised
Value Is Less
Than The
Purchase Price?**

In most transactions, the Lender's appraised value comes in close to, and typically the same value as the purchase price. The Residential Real Estate Sales Agreement used in Oregon clearly states that the transaction is subject to the Lender's appraisal not being less than the purchase price.

If the appraised value is less than the purchase price there are few options for buyers and sellers.

The outcome will depend on how badly the buyers want the property and how motivated the sellers are to sell. A resolution will also depend on the buyers and sellers having the means to negotiation a resolution. \$\$\$

Usually if the buyers and sellers are willing, they can agree to meet halfway and share the difference between the purchase price and the appraised value or some figure that everyone can live with. An example would be: The appraised value is \$8,000 less than the purchase price. The sellers agree to lower the purchase price by \$4,000.00 and the buyers agree to bring \$4,000.00 more to closing or whatever figures the buyers and sellers can agree on to make up the \$8,000.00 difference.

The buyers also have the option to terminate the transaction, as stated

in the sales contract if the Lender's appraised value is less than the purchase price.

The other option is: The buyers request that the sellers reduce the purchase price by the amount of the difference as in the above example, \$8,000.00. The sellers can agree or disagree.

If no agreement can be reached, the buyers can request that the transaction be terminated.

Your Real Estate Professional will educate you as to what to expect in the buying and selling process.

May your Real Estate experience be a pleasant one.

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THE HOUSING GUIDE
Western Oregon's Real Estate Publication

www.housingguide.com

Five Week Issue!

July 12th - August 16th, 2011

Deadline: June 23rd

Phone: 541-687-8633

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This Publication is
100% Recycleable

Publisher:
Anne Seales

Production:
Sarid Ditton, Lisa Baker
Web & Photography:

Sarid Ditton

Distribution:

Robin Addcox, Lanny Martin, Quickdraw, Jim Harris