



If you have any family, friends, or loved ones this month looking to buy or sell a home, please give them our names!

Hello Everyone,

Please enjoy this month's newsletter and don't forget to email me back with those "Ask Nate" questions. You may just be highlighted in next month's feature!

Please visit my website (www.nathan-alan.com) as I have posted some photos of my latest kitchen remodel project.

Still to come in next month's newsletter (I promise) is "Great Organic Wines". I apologize for not including it in this month's newsletter but I have actually been too busy to stop and taste these for myself.

Enjoy the remaining dog days of summer!

NATE

Volume 1, Issue 6, August 2008

"Ask Nate!"

We have just received back our inspection report on a house built in 1956 that we have an offer on. How concerned do we need to be with every little detail mentioned in the report?

Thanks, Patrick.

Well Patrick this is a question I often get and one I hope to educate many with. An inspector's job is to point out any and everything that is a "defect". Keep in mind the report is just their opinion and some inspectors will point all things major and minor and others may just report on what they feel is the major items. I always remind my clients that unless they are buying a new home they should expect the natural wear of a 50 year old home and not to get too discouraged or scared with the report. If there is a major concern it should be addressed. Keep in mind some homes are listed at a fair price due to their condition and this too should be taken in consideration. My last piece of advice is not to let a deal fall through just because minor items are noted on the inspection report.

Thanks, Nate

PERSEIDS

(AUG 11-12)

Of the major meteor showers that re-

turn to our skies at the same time each year, the Perseid shower puts on the brightest dependable show on the night of August 11-12. Make sure that you check the sky often after dark.



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DID YOU KNOW?

We can refer you to an out of town Realtor if you or someone you know is moving. All you have to do is give us who you want to work with and let us make the call to them first to refer you or just let us pick a fantastic Realtor for you. Its just that easy!



Average Home Sale

Price Increases in Six Counties

MIBOR releases three-month 2008 housing data for central Indiana

INDIANAPOLIS – Average sale price increased in six central Indiana counties from March 2008 through May 2008 compared to the same period last year, according statistics released this month by the Metropolitan Indianapolis Board of REALTORS® (MIBOR).

Boone, Brown, Hendricks, Montgomery, Morgan and Putnam Counties all saw an increase in average sale price during these three months, compared to the same period in 2007. Increases ranged from a 16 percent jump in Brown County to an 8 percent increase in Boone County.

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For more info

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www.alkemi.com



DESIGN TIP:

Resorting to white walls simply to avoid color is missing a design opportunity. Treat white like any other color and don't be afraid to use it liberally.



GARDENING JOBS FOR AUGUST



Compost should be watered during dry periods so that it remains active.

Plant fall-flowering bulbs now.

Two or three leaves should be left when cutting gladiolus, so that the bulbs can ripen.

Hardy lily bulbs may be planted in the ground and left to overwinter outdoors.

Cut back the flower stalks of perennials that have finished blooming. Cut delphinium flower stalks to the ground, and a new, though smaller, flower stalk will develop. The flower will survive the coming cold days and even light frosts.

Maximum flavor of herbs for drying is achieved by cutting them just before their flowers open.

Make sure that potatoes are not escaping into the sunlight. Hill or mulch them if they are.

Separate melons from the ground with a thin board to prevent decay or damage from wireworms.

Cut out raspberry and blackberry canes that have just finished fruiting.



Current Mortgage Rates

7/1/08

30 yr fixed 6.35%

15 yr fixed 5.90%

5/1 ARM 5.88%



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