

July 2011



Lori J. Czaya

1248 Seven Springs Blvd
Trinity, Florida 34655
Phone: (727) 534-3141

Web: www.YOURFLORIDALISTING.COM
Email: LORI@YOURFLORIDALISTING.COM

Trinity • New Port Richey • Tarpon Springs
Palm Harbor • Clearwater • Holiday • Hudson
West Pasco • Pinellas • and all of Florida

Happy Fourth of July!



Americans celebrated its 235th birthday this year! We hope you enjoyed the picnics, parades and fireworks and food with both your family and friends.

We are so honored to serve our community as your professional and experienced real estate experts!

Declaration of Independence

"We hold these truths to be self-evident, that all men are created equal, that they are endowed by their Creator with certain unalienable Rights, that among these are Life, Liberty and the pursuit of Happiness."



Drafted by Thomas Jefferson. A transcription of the complete text of the Declaration and images of the original are available online from the National Archives.

<http://www.archives.gov/national-archives-experience/charters/declaration.html>

Why You Need Title Insurance

When you purchase your home, how can you be sure that there are no problems with the home's title and that the seller really owns the property? Problems with the title can limit your use and enjoyment of the property, as well as bring financial loss. That is what a title search and title insurance are for.

If you need a mortgage, you will be required to purchase a Lender Title Insurance Policy (also called a Loan Policy) because all mortgage lenders require such protection for an amount equal to the loan. It lasts until the loan is repaid. As with mortgage insurance, it protects the lender, but you pay the premium.

But... Does Title Insurance Do Anything For Me?

Sometimes title problems occur that could not be found in the public records or are inadvertently missed in the title search process. To help protect you in these events, it is recommended that you obtain an Owner's Policy of Title Insurance to insure you against most unforeseen problems.

Owner's Title Insurance, called an Owner's Policy, is usually issued in the amount of the real estate purchase. It is purchased for a one-time fee at closing and lasts for as long as you or your heirs have an interest in the property. Only an Owner's Policy fully protects the buyer should a covered title problem arise with the title that was not found during the title search. Possible hidden title problems can include:

- Errors or omissions in deeds
- Mistakes in examining records
- Forgery
- Undisclosed heirs

An Owner's Policy provides assurance that your title company will stand behind you — monetarily and with legal defense if needed — if a covered title problem arises after you buy your home. In Florida, an Owner's Policy is not required on a cash transaction, but you are placing yourself at risk without one.

Be sure to ask a title professional about these and your other options when purchasing or selling your home or property.

Sources: <http://www.homeclosing101.org/whynneed.cfm>

Sources: <http://goo.gl/7xcEe>

Sources: Dan Holback – Southeast Title - <http://goo.gl/njcYR>



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Real Estate as an Investment: optimistic and opportunistic

A slowly improving economy, limited new supply and improving capital markets are responsible for the spike in investor confidence. The recent surge has brought to light the investment opportunities that are available to new and seasoned investors.

As mortgage rates continue to hang at historic lows and affordability reaches an all-time high, investors are becoming more “risk tolerant” and seeing the thawing markets as a great time to expand their portfolios. In fact, according to a recent

survey by the *National Real Estate Investor* and *Marcus & Millichap Real Estate Investment Services*, 69% plan to add to their property portfolios in the next 12 months, that's up 8% over 2010, a sizable increase.

The ability to lock in extremely low long-term rates has been the biggest force in their decision to increase investments and has provided a hedge against a slow recovery as well as any unforeseen economic issues that might emerge.

For those who remain sold on real estate's ability to build equity there are two types of opportunities: the active (single-family homes, apartment buildings) and the passive (home builder stocks, real estate investment trusts.)



Active real estate investments are an excellent jumping-off point for new investors interested in perking up their portfolio. In another study conducted by, NAR, the average apartment rent is projected to grow 3.4% this year and another 4.2% in 2012. Trulia.com, a homes-for-sale listing site, also noticed a huge uptick in people interested in homes for rent.



One thing's for sure. If you or someone you know is considering real estate as an investment opportunity, this summer is the season to start researching properties.

Investing in real estate isn't a “get rich quick” scheme, rather, a long-term investment that can be a great choice for people with patience and perseverance. The opportunity to build financial wealth is open to everyone – and for those who can afford to invest in today's market – now is the time!

If you are currently working with another Broker please do not consider this a solicitation.

We Love Referrals!



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