

6D REAL ESTATE

A place you can call home

September 11, 2001 will be a day that most of us will ever forget.

A disaster like this has a way of making us re-evaluate our lives, and priorities. A good number of Americans have started spending more time at home and family and home activities have re-emerged. Patriotism has gone through the roof. The American dream still lives. Current interest rates are still very favorable and it is still cheaper to own a home than it is to rent.

The real estate market goes through favorable and less favorable buying and selling cycles just as our economy goes through high and low inflation stretches. Inflation indicators however, strongly influence the bond market which in turn influences interest rates. This inflation see-saw triggers the direction of interest rates. Higher inflation usually



ROLAND HAWKINS

means lower interest rates, where as lower inflation usually lead to higher interest rates. So is inflation running rampant, or under control? Is the economy still picking up steam, or moderating? The bond market wasn't sure how to react to the somewhat mixed economic messages last week. It is believed that the next two upcoming economic reports will determine the direction of rates in the near future.

The current real estate market in Charlotte favors buyers. It is not uncommon for sellers and builders to pay buyers closing costs. There are deals to be made and buyers are getting them today.

In addition to paying buyers closing costs, most builders are offering other very attractive home buying incentives and concessions. A majority of new homebuilders offer in-house purchasing programs if you use their preferred lender(s). You need not be a first time homebuyer to qualify.

Even the Department of Housing and Urban Development inventory of homes is quite large at this time. HUD has recently reduced some of the asking prices on homes in an attempt to move their inventory. HUD is also offering repair escrows to fund property deficiencies on a number of their homes. Remember all HUD owned properties are vacant and available for immediate occupancy. If you act now you could easily be in a home as early as Christmas, or even Thanksgiving.

There is no time like the present if you are contemplating home ownership. If we stop living our normal lives then terrorism wins. It's been over five years since the attack on America. The real estate market has responded by making it easier to qualify for affordable housing. Home interest rates are currently still favorable for home purchasing. Home prices are also currently stable. New homes are being built and are available for sale, yet some of us are still afraid to take the plunge into home ownership.

ROLAND K. HAWKINS is a Real Estate Agent with Coldwell Banker United Realtors. He can be reached at (704) 840-5762 or via the internet at www.rolandhawkins.com

What's wrong with these windows?



PHOTO: IARRA CONTENT

One of the most visible indicators of high humidity is the windows.

ARTICLE RESOURCE ASSOCIATION

Did you know that a family of four can generate up to 18 gallons of water in the form of humidity inside a home in a week? All that water stemming from cooking, showering, washing and drying clothes, and even breathing, has to go somewhere.

One of the more visible indicators of high humidity in a home is the windows. If your home contains excessive moisture and it's cold outside, the first place you'll see it is on your windows. This does not mean there's a problem with your windows, according to the Window & Door Manufacturers Association and manufacturer Peachtree Doors & Windows.

"Older homes tend to have more cracks in their construction which allow natural air into the home and help reduce moisture," said Jeff Kibler, brand manager for Peachtree. "Newer homes, however, are much tighter and therefore trap moisture in."

Humidity is generated by cooking food, running the dishwasher, filling the sink with hot water, showers, hot tubs, washers and indoor-vented dryers, basements and crawl spaces that channel dampness from the ground into the home, breathing and perspiration.

Occasional beads of moisture on the glass after a hot shower or steaming food on the stove usually aren't a problem. However, if your windows are "sweating" without

cause or for long periods of time, your windows could become damaged. Wood frames and sash can warp and become difficult to operate. Paint or other finishes may peel or become discolored. Other areas of the home could also be damaged, such as insulation, exterior siding and drywall.

What can you do?
"The best way to combat condensation on your windows is to decrease the amount of moisture in the air," Kibler said. "This may involve adding ventilation, eliminating sources of humidity or removing humidity from the air after it's been generated."

To lower the humidity in your home, you need to increase ventilation and decrease the sources of moisture.

- Run exhaust fans in the bathroom during a shower, or in the kitchen while cooking
- Take shorter showers and install water-restricting faucets - you'll lower your humidity and your water bill.
- Use the microwave, slow cooker, or outdoor grill more frequently
- Check and reroute drainage away from your home to minimize the moisture in and around the basement and foundation
- Run a dehumidifier in basements and other damp areas
- Turn off your furnace humidifier or other home humidifier
- Open drapes and blinds to allow warm house air to circulate across the windows

Dilworth it.

OWN for \$1,062/mo. | One Bed/One Bath



Studio, one and two bedroom condominiums priced at \$170s to \$420s. Situated above shopping and restaurants and within walking distance of all that is Dilworth. Featuring a waterfall-enhanced two-level courtyard and rooftop terrace with views of Uptown and Dilworth. Now offering upgraded interiors; ask on-site agent for details.

Everything you want.
Right where you want it.
Right now.

704.376.8878



1315EAST.com

*No closing costs and no homeowner's dues for one year. Unit price of \$194,900 for unit #517. Offer available through Myers Park Mortgage only. Payment assumes a 5/1 Interest only 1st mortgage at 6.625% and a HELOC 2nd mortgage at 8.25% with a 5% down payment. (Call for current APR) All rates subject to change and based on borrower qualification. For current rates and details call 704.342.3001. Payment does not include applicable taxes.

GRUBB PROPERTIES | www.grubbproperties.com

REAL ESTATE / CLASSIFIEDS / REAL ESTATE

FOR RENT

Nia Point Apartments

Brand New Large Affordable Apartments!

Pitts Drive
Directions: Turn onto Tate Street from Beatties Ford Road 1/4 mile north of Brookshire Blvd. We accept Section 8 Vouchers!
2BR Rents - \$615 - \$625
3BR Rents - \$670 - \$690
704-334-1940
Mon. - Fri. 8:30 - 6:00

LITTLE ROCK APARTMENTS

Newly Renovated
2, 3, & 4 Bedroom Apartments
Now Available

Includes Central Air, Heat Dishwasher
Garbage Disposal, Range & Refrigerator
Rents are based on your income
Call 704-394-9394 Ext 13
Ask for Ms Perry

LAND AUCTIONS

FARM AUCTION- Franklin County, VA. 475+/- acres offered in multiple tracts on Friday, October 6. Historic home-open and wooded land-convenient to Roanoke. Auction details with photos available at: www.woltz.com/. Call 800-551-3588 for a brochure: Woltz & Associates, Inc., (VA#321), Brokers and Auctioneers.



NO QUALIFYING!

• Assumable Loans •
• Seller Finance • Lease Purchase •
• Work 4 Down Payment!
New and Existing Homes Available!
704-926-7100 704-541-7100
www.McGaryRealty.com

KINGSPARK APARTMENTS

NOW
is a good time to move to
KINGSPARK.

We are still the
"Westside's Best Kept Secret."

Ask About
The Summer Special

Judy Williams, Manager
704-333-2966

REALTORS

Place Your Property Listings in The Charlotte Post
Real Estate/Classifieds for only
\$18.00 per column inch or just \$1.05 per word.

Call 704-376-0496 ext 104

