

Should You Worry About Flooding? Some Useful Information for Homeowners

Even if you don't ski or snowboard, you've probably taken note of the unusually large amount of snowfall in the mountains. Sometime in the next few months that snow is going to start melting, and if it melts quickly, we could see some serious flooding here on the plains.

If your home is the least bit prone to flooding, you should consider buying flood insurance now, because there is a 30-day waiting period before coverage begins.

This is just one of the tips I heard from Mike Bailey of State Farm at a recent Realtor marketing session. Mike often reminds us that water which hits the ground before entering your home is not

covered by standard homeowner policies. He also told us recently that below grade finished space is not covered, either, which is a frightening thought for those of us with finished basements. Check with your insurance carrier, he advises.

Mike is one of the reasons I make a practice, like he does, of attending the weekly marketing sessions sponsored by my local Realtor asso-

ciation. Mike is what's called an "affiliate" member, meaning that he is not a Realtor but provides real estate related services. Other affiliates include mortgage brokers, inspectors, engineers, and home warranty providers. I could fill this

column many times with what I learn at each week's sessions — both the one in downtown Golden on Wednesday mornings and the one in Lakewood on Thursdays.

Of course, I also learn from my fellow agents. A couple weeks ago, for example, we had a lively discussion about the addendum which is often imposed on buyers of lender owned properties — a subject I covered in my Jan. 17th column which you can revisit on my website. The affiliates in attendance also contributed from their own expertise to that discussion.

Most Realtors do not attend these sessions, and I'm convinced that they (and their clients) are the poorer for not being exposed to the "continuing education" which is freely obtained at these meetings.

In addition to promoting our listings, we Realtors share our "buyer needs" at the marketing sessions. For example, we agents at Golden Real Estate have buyers looking for the following properties:

1) a ranch-style home (or 2-story with main-floor master suite) in Golden with large formal dining room up to \$600,000; 2) a 3- to 4-

bedroom home in Golden up to \$310,000; and 3) a 3-bedroom horse property in the Golden or Morrison area up to \$350,000.

REAL ESTATE TODAY



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Keep Informed of Local Real Estate Activity: Don't settle for MLS-generated email alerts about new listings. Jim Smith sends emails reviewing (in his own words) new listings, plus separate emails reporting and analyzing closed transactions. To be added to this free email service, write Jim@GoldenRealEstate.com.

This Week's Featured New Listing:

Great Ranch-Style Home Backs to Greenbelt

You'll really like this just listed former model home (built by Sheffield) in the small cul-de-sac subdivision known as West Star. It's located south of Kentucky Drive between Kipling Parkway and Union Blvd. It has vaulted ceilings, hickory hardwood floors, covered redwood deck, and nicely finished walk-out basement opening to a covered patio with hot tub. To fully appreciate this home, visit its website and take a guided video tour, then call for a showing.



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