

A Home Inspector Advises: Know Where All Your Home's Turn-Offs Are

Jim Camp of Metropolitan Home Inspections — a regular at the weekly Realtor marketing sessions — always gives us good advice.

Recently, he urged all homeowners to learn and write down where all their home turn-offs off — water, gas, electricity, etc. — so that when an emergency hits, you don't have to waste time finding them. When he does a home inspection for a buyer, he makes a point of showing the buyer — his customer — where all those shut-off points are. Thanks for that, Jim!

Co-Borrowers Can Qualify For Federal Tax Credits

Good news for parents wanting to help their children buy a home. The IRS has decided that just because a co-borrower (such as a

parent) doesn't qualify for the first-time homebuyer tax credit, doesn't mean that the other borrower can't get the tax credit. In fact, that co-borrower can take the entire tax credit for himself. This would also apply if an unmarried couple buys a home and only one of them is a first time home-buyer. That individual can take the entire \$8,000 tax credit for him/herself.

Note: I am not a tax advisor or an accountant. Consult your tax advisor to determine whether the above is true for you.

Obscuring Age of Listings

Last week I shared some of the way agents find to obscure the age of their listings. Here's another one. If an agent belongs to IRES (the other Front Range MLS), he

REAL ESTATE TODAY



By JIM SMITH, Realtor®

This Week's Featured New Listings:

Great Golden 1-Story Home



5 Bedrooms, 4 Baths, 4,043 Fin. Sq. Ft., \$495,000

This was one of the model homes when the Village at Mountain Ridge was built in the late 1990's, and it is now offered for sale by its original owner. It has two main-floor master suites, one of them handicapped accessible (with wide doors and a roll-in shower with fold-down bench). A third main-floor bedroom also is attached to a bathroom, although it can't be considered a third master suite since the bathroom has a second door to the common area. The views from this home's rebuilt redwood deck are great. Take a video tour at www.MountainRidgeHome.com.

Hobbit's Ledge Townhouse



1 Bedroom, 1 Bathroom, 508 Sq. Feet, \$62,000

In December I listed Unit 17 in this super cute development near Garrison & Alameda, and it went under contract in less than a week. So now, the owner of unit 12 has asked me to market her unit. In many ways, this unit is even nicer, yet it's listed for less than what the other unit sold for. Call me for a showing — quick! You can take a video tour at www.LakewoodTownhome.com.

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Serving the West Metro Area

Jim Smith
Broker/Owner

Golden Real Estate, Inc.
DIRECT: 303-525-1851
EMAIL: Jim@GoldenRealEstate.com
17695 South Golden Road, Golden 80401
WEBSITE: www.GoldenRealEstate.com

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