

# Get Legal Assistance Before You Offer to Pay Someone Else's Mortgage

Last week I touched on the subject of real estate scams, prompting one reader to tell me what had happened to her. A fellow church member had made a deal with her: "You can live in my house if you help me pay the mortgage. Later you can buy it."

So this reader did just that, moving into the person's house and providing the money to cover the mortgage payments. The only problem was that the fellow church member pocketed the money and didn't pay the mortgage. Now the bank is about to foreclose on the home and evict her.

Are you paying someone else's mortgage under such an agreement? If so, there's a better way to do it. One of my previous columns, published on June 9, 2011, was about such arrangements and included a link with advice from a lawyer on how to do it so that both

parties are properly protected. You can find that article and that link at [www.JimSmithColumns.com](http://www.JimSmithColumns.com).

"Wraps," as such arrangements are called, can, when done properly, be a win/win for the seller who can't sell (because he'd have to bring money to the table) and the buyer who can't get a mortgage (because of a low credit score). With proper legal agreements in place, the

seller can move on without incurring a hit on his credit due to a short sale or foreclosure, and the buyer can have a house to live in while he works on improving his credit enough to get a mortgage. Read that article and that link and call me if you have questions.

The key is that legal documents have to be drawn up. It may sound expensive because lawyers are involved, but the fee to the lawyers (I was given a quote of \$1,500) is

likely less than the points and fees you'd incur to get a mortgage.

If you are a seller who can't sell or a buyer who can't buy, *call me* and I'll put the two of you together.

## Buffalo Bill Days Is This Weekend; Bring the Kids!

At Golden Real Estate, we look forward each year to the last weekend in July, which is when Buffalo Bill Days take place in Golden.

There are lots of fun activities for both children and adults, and we always have an entry in Saturday's "Best of the West" parade on Washington Avenue and a booth all weekend in Parfet Park. Our parade entry is our free moving truck. I walk in front of the truck, holding my parrot, Flower. At our booth in the park, people can not only hold and pet Flower (and take pictures), but also enter a drawing for a gift certificate to the Old Capitol Grille. See you there!

### REAL ESTATE TODAY



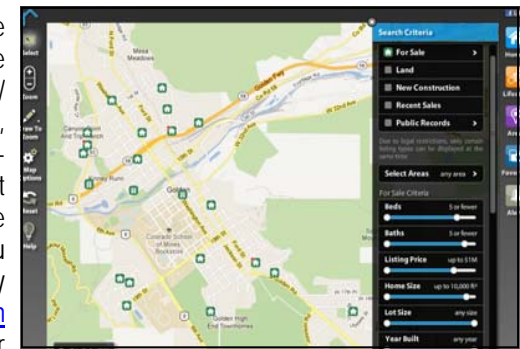
By **JIM SMITH**,  
Realtor®

## New Tool for Your Home Search

### Big Changes at [www.GoldenHomeSearch.com](http://www.GoldenHomeSearch.com)

Golden Real Estate recently changed the vendor for its MLS/IDX search feature, and we're pretty excited about it. At right is a screenshot of the opening page if you click on "Search by Map" at [www.GoldenRealEstate.com](http://www.GoldenRealEstate.com) — or

use the shortcut, [www.GoldenHomeSearch.com](http://www.GoldenHomeSearch.com). It opens with a map of Golden, but at the top of the screen are buttons which take you directly to other areas of Jefferson County. Recent sales can be searched, too, although the data is from public records, not the MLS. Play with it, and give me your feedback. Or call me at 303-525-1851 for help in using it.



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