

New GPS-Enabled Phone App Makes House Hunting Fun and Easy

Golden Real Estate is one of the first local companies to provide a free cell phone app that allows you to look at all MLS pictures and details about any listed property on your Blackberry, Droid, iPhone or similar device.

If your device is GPS equipped, you get full MLS details and photos for properties near your location — or you can search for properties in several other ways.

To get this revolutionary app for free, simply text "GOLDN" to 87778.

Within minutes you'll have the app on your phone and be able to use it whenever you want to get the inside scoop on any property in the Denver metro area. When you spot a new yard sign, just click on the app! Try it and let me know what you think. **Note:** If you get an error message when you send the text, wait a day and try again. It's just being set up as I write this.

REAL ESTATE TODAY



By JIM SMITH, Realtor®

Follow-up on Craigslist Scams

At www.JimSmithColumns.com you can see an example of the correspondence from a foreign scammer replying to someone who answered his craigslist ad trying to rent a home which he didn't own.

What makes this scam more believable is that the scammer finds the homeowner's name on the tax assessor's website, then obtains a Yahoo email address based on that name. The victim, wanting to

make sure he's not being scammed also searches for the owner's name and is falsely reassured when he sees the email address of the scammer.

I think craigslist could do more than it's doing to control these scams. Here are some suggestions:

- When a posting is flagged as a scam, craigslist could not only remove that posting but blacklist that

account holder and remove any other postings by him. It could also identify the IP address from which the posting came and blacklist that IP address as well and remove any postings which came from it.

- Scam warnings that currently appear when any posting is displayed could be more graphically obvious and be category specific.

Come Say Hello to Me and "Flower" at Farmers Market

Each summer, I have a booth at the Golden Farmers Market on one Saturday in June, and this year the date is **June 26th, 8 a.m. to 1 p.m.**

My colleagues and I will have real estate info, of course, but my parrot "Flower" is always the center of attention. Kids (and grown-ups) like to hold and pet her and have their picture taken with her. Be sure to request a gift certificate good for \$500 in closing costs on any home you buy using one of us as your buyer's agent.

This Week's Featured New Listing:

South Golden Home Has Great Backyard

Al and Phyllis Fecci want to be closer to family in New Jersey, or you can be sure they wouldn't give up this home which they've lovingly cared for since 2004. Located at **1500 Utah Street**, just off South Golden Road, it has a new roof, newer siding, and newer windows. The fenced yard, which is accessed from their covered deck, has all kinds of flowers plus a mature apple tree and lots of grass. There's a large storage shed in the side yard, too. In the house, there are three bedrooms on the main floor (plus kitchen, living room and laundry room), and a fourth bedroom, used as a workshop, in the basement. A large semi-finished basement room could be used as a craft room, home theater or whatever. This home will be open on **Saturday, 2-4 p.m.** Come, let me show it to you!



Serving the West Metro Area

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