

John Baker presents...

# Baker's Dozen

PRUDENTIAL CALIFORNIA REALTY

REAL ESTATE NEWS & HOMEOWNER TIPS

JULY, 2010



from the desk of...

**John Baker**

## *The Year is Half Over*

Wow! Time is flying and the year is already halfway through. I hope you and your family are enjoying summer and summer vacation, if it's in your plans this year.

Some of my friends like to take time off from work and, instead of going out of town for a holiday, they stay local and stay home. This makes so much sense for any homeowner who simply never has enough time for all those household projects.

Believe it or not, in addition to the stress of daily lives, our jobs and whatnot, having the "fix it" tasks piling up is a source of significant stress as well. Dedicating time to getting caught up on your various home improvement projects makes it all the more gratifying. Then, you might take a few days to enjoy your handiwork and your newly improved dwelling!

**John Baker**  
*Resident/Realtor®*

Cell: 805-233-1525  
DRE #: 01804388

jbaker@prucalhomes.com  
johnbakerhomes.net

## Protect Yourself from Mortgage Modification Scams

According to FannieMae, June is traditionally "National Homeownership Month." This year, Fannie Mae observed the month by providing new information to current homeowners and people interested in obtaining a mortgage to purchase a home. On their website, <http://www.fanniemae.com/> there is a lot of valuable information, including a multi-step process to make certain you know how to "Protect Yourself from Mortgage Modification Scams." Here's what they have to say:

Mortgage modification scams can occur when unscrupulous people prey on borrowers who are struggling to keep their homes. While they promise to help, the people who perpetuate mortgage scams do little to no work, charge excessive fees, and use tactics that often put homeowners at greater risk of losing their homes. If you're modifying your mortgage or facing foreclosure, here are five keys ways to protect yourself from mortgage rescue scams.

### **Do your homework and know your options**

Ask questions and get explanations so that you have a complete understanding of any suggested modification or refinance. Always be sure to read and understand all paperwork before signing. Don't sign papers in exchange for a promise that someone else will pay off your mortgage.

### **Don't pay for counseling. Free, legitimate help is available**

Beware of high-pressure sales tactics, including pressure to act quickly. Beware of deals that appear to be too good to be true – they are. A legitimate housing counselor will never ask you to sign paperwork before you understand it. You don't need to pay for counseling – call 888-995-HOPE or go to [www.HUD.gov](http://www.HUD.gov) to find a free HUD-approved housing counselor.

### **Know the person you're working with. Make sure your housing counselor is HUD-approved**

Before responding to any person or organization offering to "save" you from foreclosure, find out if the organization is HUD-approved. Find a housing counselor on [www.HUD.gov](http://www.HUD.gov). Your lender or a HUD-approved housing counselor is the safest source of information and help. No one should guarantee you they can stop foreclosure.

### **Don't submit your mortgage payments to anyone other than your mortgage company. Beware of people who ask you to send your payment to them**

Scammers might ask you to make your payments to them; however, they pocket your payments instead of sending them to the lender. You should only send your mortgage payment to your mortgage company.

Our greatest hope regarding this scenario is that it will never happen to you – that you'll never be scammed. But...life happens. It's good to be prepared!

To learn more, visit [www.loanscamaalert.org](http://www.loanscamaalert.org).



**Prudential**  
California Realty

*Move Up With Us®*



**John Baker**  
350 N. Lantana St., G-1  
Camarillo, CA 93010  
(805) 233-1525

**Resident / Realtor® / SFR**  
**QSC Platinum**

**Serving Leisure Village and Surrounding Area**

**Check out the Baker's Dozen at**  
**www.JohnBakerHomes.net**

*See inside:*

**How to protect yourself from Mortgage Modification Scams**

**Median Sale Prices...**

Here are the median sales prices recorded in May for single-family homes, condos and new construction in the following communities.

Price	Community	Homes Sold
\$435,250	Agoura Hills	28
\$875,000	Calabasas	27
\$440,000	Camarillo	81
\$250,000	Fillmore	21
\$401,500	Moorpark	42
\$487,750	Newbury Park	56
\$590,000	Oak Park	23
\$295,500	Oxnard	156
\$258,000	Santa Paula	17
\$377,500	Simi Valley	146
\$502,000	Thousand Oaks	86
\$370,000	Ventura	96
\$667,500	Westlake Village	15
\$409,500	Woodland Hills	92

Source: DataQuick



**John Baker**  
**Resident / Realtor®**

**Recent Leisure Village Home Sales**

Address	Model	Sales Price
13307 Village 13	Del Mar	\$246,000
11245 Village 11	Coronado II	\$256,000
16180 Village 16	Monterey	\$215,000
17130 Village 17	Brentwood	\$219,000
18210 Village 18	Amalfi	\$350,000
20188 Village 20	Amalfi	\$340,000
23222 Village 23	Monterey	\$217,500
25334 Village 25	Newport	\$132,000
30032 Village 30	Brentwood	\$225,000
32102 Village 32	Amalfi	\$315,000
38029 Village 38	Valencia	\$350,000
39009 Village 39	Valencia	\$412,000
42121 Village 42	La Jolla	\$430,000
42212 Village 42	La Jolla	\$380,000
44171 Village 44	Amalfi	\$400,000
8104 Village 8	El Dorado	\$325,000

The information referenced has been provided by the Conejo Valley Association of Realtors' MLS as of 07-09-10. The listings and sales are not exclusive to Prudential California Realty and may have been represented by other Brokers. Display of MLS data is deemed reliable but is not guaranteed accurate by the MLS.

**Interested in Selling Your Home?**



**Our Buyer Pool is IMMENSE...**

- REALTOR.com®... 6.5 million unique monthly visitors**
- Yahoo!... 5.3 million unique monthly visitors**
- Trulia.com... 4.5 million unique monthly visitors**
- RealtyTrac.com... 1.9 million unique monthly visitors**

With more than four out of five home buyers searching the web, you need a real estate company that can capture those buyers with a targeted marketing strategy that's "In-Line" with consumer behavior and expectations.

Prudential California Realty's Global Marketing System is designed to position your home in front of MILLIONS of unique monthly visitors to the industry's leading web platforms.



**Call today!**

**John Baker** REALTOR® QSC Platinum  
(805) 233-1525  
jbaker@prucalhomes.com  
www.JohnBakerHomes.net  
DRE #01804388