

House Talk from the Heart

Issue 48

News from Christine Schlittenhart, Your Agent with Heart

January 2012

Heart to Heart

Happy New Year!! It was my goal to get this newsletter out to you BEFORE 2012, but it just didn't happen. I hope your celebrations were joyful and that 2012 will be a wonderful year for you and your entire family.

What are your resolutions for 2012? Mine is, once again, to lose weight. Hopefully 2012 will be the successful year for me!

As always in January, I like to share an Asian inspired dish with you. My Thai Pork with Peanut Sauce should be a crowd pleaser. Let me know your thoughts.

Still need help refinancing your home and your loan isn't with Fannie or Freddie? Check out my article on Page 3 and call me or Frankie Churchill if you need any assistance.

HAPPY NEW YEAR

Proverb of the Month

*"The name of the Lord is a strong tower;
the righteous run to it & are safe."*

Proverbs 18:10

INSIDE THIS ISSUE



- 🏠 Lender Report - Down Payment Assistance
- 🏠 Refinance Help for Non-FHA Mortgages
- 🏠 CA Ranks #1 in Mortgage Fraud
- 🏠 Merchant of the Month/Clients of the Month
- 🏠 Recipe of the Month-Thai Pork w/Peanut Sauce

CHRISTINE'S CONTACT INFO:

Cell: 530-906-9738 Off: 530-878-5100

chris@sierrapacificrealestate.com

www.youragentwithheart.com

NEW YEAR'S EVE FUN FACTS

- ✚ Kissing your significant other is a favorite New Year's Eve tradition meant to guarantee a good relationship and affections throughout the next year.
- ✚ Las Vegas, Disneyworld and New York City are billed as three of the top New Year's Eve destinations.
- ✚ About 75% of American New Year's Eve parties involve 20 people or less.
- ✚ The tradition of a ball drop to signal the passage of time began at England's Royal Observatory at Greenwich in 1833.
- ✚ Dick Clark has not appeared on Dick Clark's Rockin New Year's Eve special since 2003.
- ✚ The primetime New Year's Eve show has entertained Americans since Clark began it in 1973 with the exception of New Year's Eve 1999. That year, coverage of the millennium was broadcast throughout the country in a special titled, ABC 2000 Today. Clark did countdown the seconds to midnight as the East Coast welcomed the New Year.
- ✚ Made of iron and wood and adorned with one hundred 25-watt light bulbs, the first New Year's Eve ball was 5 feet in diameter and weighed 700 pounds.
- ✚ Introduced on November 11, 2008, a new Times Square New Year's Eve ball weighs 11, 875 pounds. The 12-foot geodesic sphere is covered in 2,668 Waterford crystals.
- ✚ Eating for good luck is a popular tradition in cultures around the world. Try 12 grapes at midnight (Spain), donuts (Holland) or black-eyed peas (American South).
- ✚ The popular New Year's song, *Auld Lang Syne*, translates to "old long ago."



LENDERS REPORT BY FRANKIE CHURCHILL 916-787-5900

DOWN PAYMENT ASSISTANCE AVAILABLE FOR FIRST TIME HOMEBUYERS! CALHFA/CHDAP FINANCING

That's right! It's available and you may very well qualify for it. There are a number of factors that determine this, such as income limits, credit score minimums, and **NO Mortgage loans in your name in the last 3 years.** (Definition of a First Time Home Buyer in banking terms.)

Background:

Established in 1975 as the state's affordable housing bank, CalHFA is a part of the California Business, Transportation and Housing Agency. Known as CHFA until 2002, CalHFA changed its name and image in an effort to better market itself. A federal agency, FHA is part of the U.S. Department of Housing and Urban Development. Congress created FHA in 1934 to boost the housing market in the midst of the Great Depression.

Both agencies are self-supporting. They generate their funds, in part, from borrower-paid fees. CalHFA's funds are generated from the sale of tax-exempt and taxable bonds. Bonds are repaid by revenues generated through mortgage loans, such as origination and service fees. CalHFA funds are also derived from borrower payment of its mortgage insurance monthly fee and premium.

CHDAP- Down Payment Assistance Details:

CalHFA purchases, services and insures mortgages, which include first and second liens. FHA insures only first mortgages that FHA-approved lenders originate and service based on HUD qualifying standards.

CHDAP: This stands for California Home Buyers Down Payment Assistance. This is a division within CalHFA that actually provides Down Payment Assistance. They provide a 3% grant to the Buyer, and a 96.5% 1st Mortgage loan issued by FHA. To qualify for the 1% Down Payment you must qualify for an FHA loan. Those requirements have become more and more flexible as more Home Buyers enter the market. Some of those requirements are*:

- 640 credit score or higher
- Clean credit over the last 12 months
- 2 year employment history

*Just a few details, contact me for more information about qualifying for an FHA loan with the CHDAP assistance.

Call me today to discuss purchasing a home with 1% Down Payment. Christine and I wish you all a very happy New Year and always welcome your referrals of family and friends. Please don't hesitate to call us with any and all Real Estate/Mortgage questions.



A Sierra Pacific Mortgage Company Inc.

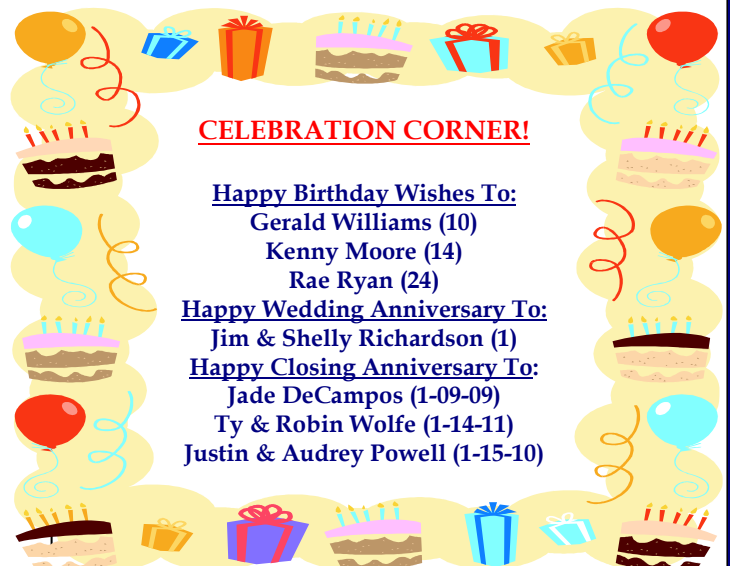
CA DOC# 8171183
NMLS# 225907

Frankie Churchill
Owner/Mortgage Consultant

2200A Douglas Blvd, Ste. 110
Roseville, CA 95661

office: (916) 787-5900
mobile: (916) 893-3883

frankie@churchillfinancialgroup.com



REFINANCE HELP FOR NON-FHA

If you're *not* behind on your mortgage payments but owe more than your home is worth, FHA Short Refinance may be an option that your mortgage servicer will consider. FHA Short Refinance is designed to help homeowners refinance into a more affordable, more stable FHA-insured mortgage. If your current lender agrees to participate in this refinance, they will be required to reduce the amount you owe on your first mortgage to no more than 97.75 percent of your home's current value.

You may be eligible for FHA Short Refinance if you meet the following criteria:

- ❖ Your mortgage is **not** owned or guaranteed by Fannie Mae, Freddie Mac, FHA, VA or USDA.
- ❖ You owe more than your home is worth.
- ❖ You are current on your mortgage payments.
- ❖ You occupy the house as your primary residence.
- ❖ You are eligible for the new loan under standard FHA underwriting requirements.
- ❖ Your total debt does not exceed 55 percent of your monthly gross income.
- ❖ You must not have been convicted within the last 10 years of felony larceny, theft, fraud, forgery, money laundering or tax evasion in connection with a mortgage or real estate transaction.

Need more information? Contact Frankie Churchill with Churchill Lending Group at 916-787-5900.

MERCHANT OF THE MONTH



Call Mr. Dishman
ASAP
Satellites

(916) 223-3474
(530) 613-9141
MRDISHMAN.COM
mike@mrdishman.com

Mike Weidemann
National Pricing • Local Service • Honest Answers

dish NETWORK AUTHORIZED RETAILER
dish NETWORK HIGH-SPEED INTERNET powered by WiMax

Call Mike Weidemann today for all your Satellite needs. He's Honest and Reliable!

CA RATES #1 FOR MORTGAGE FRAUD

Mortgage fraud activity slowed overall in the third quarter, but California ranks first in home loan fraud, with the state seeing as much as \$204.2 million in losses on deceptive mortgage activity.

That's according to a new report from MortgageDaily, which found that lenders victimized by fraud faced inflated appraisals and fraudulent documentation.

California was followed by New York, which experienced \$199.6 million in losses from nefarious activities in mortgage finance.

New York was followed by Florida, South Carolina and Minnesota in terms of fraudulent activity.

The total loss value of all mortgage activity in the third quarter hit \$1.3 billion.

In the third quarter, the Mortgage Fraud Index maintained by MortgageDaily noted that the index score hit 1,173 in the third quarter. (HousingWire.Com)

CLIENTS OF THE MONTH



Jacob and Brittani Ciraulo, (pictured with their two sons Zucco and Rocky) just purchased their **SECOND** home through me and are my 1st closing of the year. They have a project in front of them with their new fixer, but I can't wait to see what they do with it. Congratulations! ☺

RECIPE OF THE MONTH

THAI PORK WITH PEANUT SAUCE

1/4 cup all purpose flour
1 tsp. ground cumin
1/4 tsp. cayenne pepper
1/2 tsp. salt
2 tbs. vegetable oil
4 boneless pork chops, 3/4-inch thick
1/3 cup chicken broth
1/2 cup coconut milk

2 tbs. peanut butter
1 tbs. honey
1 tsp. ground ginger
1/4 tsp. Kosher salt
1/4 cup chopped green onion
1/4 cup sliced red bell pepper
1/4 cup chopped peanuts
1/4 cup chopped cilantro



On a plate, combine the flour, cumin, cayenne pepper and 1/2 teaspoon of salt. Stir to distribute the spices. Coat the pork chops with the flour mixture, and shake off any excess. Heat the oil in a large skillet over medium-high heat. Place the pork chops in the hot skillet, and fry for about 4 minutes per side, until cooked through. While the pork chops cook, stir together the chicken broth, coconut milk, peanut butter, honey, ginger and 1/4 teaspoon of salt. Remove the pork chops to a serving platter, and keep warm. Pour the peanut sauce into the skillet. Cook, stirring constantly for 2 minutes, or until thickened. Pour peanut sauce over the chops, and garnish with green onion, bell pepper, peanuts and cilantro.



CHRISTINE SCHLITTENHART, YOUR AGENT WITH HEART

Real Estate Consultant
SIERRA PACIFIC REAL ESTATE
16898 Placer Hills Road
Meadow Vista, CA 95722
Cell: 530-906-9738



Follow me on Facebook!!