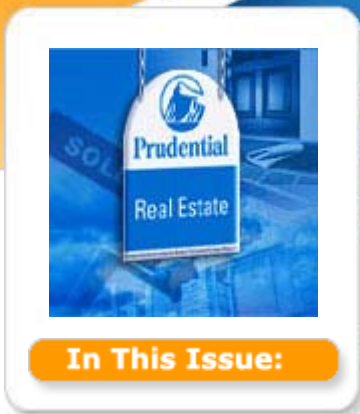


# What's New

from



## In This Issue:

### » [Mortgage Rates](#)

- » 5.375% - 30 yr average Interest rates back down 1/2%, get locked in before they go up again!

### Remember \$8000 tax credit

- » Use funds now for closing costs, downpayment or buy down rates...

### [This Months Market Activity](#)

- » [Monroe New Ranch](#) - 3 Bdr, .7 A, 2 Car - \$104,900

- » [Monroe New Ranch](#) - 3 Bdr, 2.5 Bth, 1.6 A - \$232,500

- » [Monroe New Ranch](#) - 3 Bdr, 1.5 Bth - \$94,900

- » [Darlington New Ranch](#) - 3 Bdr, 2 Bth, .9 A - \$185,000

- » [Blanchardville New 2 Story](#) - 3 Bdr, Lg Lot, Great Buy - \$54,900

- » [South Wayne New Tri-Level](#) - 3 Bdr, 2 Bth, 2 Car - \$109,000

- » [Monroe Schools New Price](#) - 13 Acre Ranch 3 Bdr, 2 Bth - \$234,000

- » [Monroe Condo New Price](#) - 2 Bdr, 2 Car, Walk-Out LL - \$129,900

- » [Monroe New Price Ranch](#) - 4 Bdr, 3 Bth, Like New - \$217,900

- » [Monticello Duplex New Price](#) - Two 2 Bdr Units - \$144,900

- » [South Wayne New Price](#) - Tri-Level 3 Bdr 2 Bth - \$109,000

- » [Orangeville New Ranch](#) - 3 Bdr, 3 Bth, Fully Finished LL - \$159,900

- » [Savanna New Ranch](#) - 2

Brokers Prudential Midwest REALTORS

July 2009



**Prudential**

Midwest,  
REALTORS®

### [June Home Sales](#)

Monroe	14	avg \$124,485	avg 168 days on mkt
Janesville	67	avg \$101,715	avg 85 days on mkt
Rockford	127	avg \$110,785	avg 89 days on mkt
Freeport	29	avg \$81,082	avg 123 days on mkt
Galena	11	avg \$273,863	avg 293 days on mkt

### [Join Us on Facebook](#)

Search Friends Melodie Hawkins and Vicky Grochola, Add as Friend [Aubra Palermo](#),

View our office pages for information

[Prudential Midwest Realtors IL](#) and [Prudential Preferred Realtors WI...](#)

### [Home Sales on the Rise for FOUR months](#)

The month of May marked the fourth consecutive month-to-month increase in home sales for the Illinois housing market and the third monthly increase in the statewide median home sale price. Read more about Mary housing market statistics released by IAR today. <http://illinoisrealtor.org>

### [Recovery Act Accomplishment](#)

To date WI has guaranteed over \$131,992,000 in Single Family Housing Program loans. For additional information on USDA Rural Development loan programs contact your Lender or Realtor.

### [Learn More about "Finally Home,"](#)

a free program through the Illinois State Treasurer's Office that helps borrowers who cannot obtain conventional, sustainable mortgages because of bruised credit or a high debt to income ratio. This program also helps qualifying borrowers refinance a mortgage. [click here for additional information](#)

### [Tax Credit can be used for Closing Costs](#)

HUD Issues Guidelines for

FHA will now permit its lenders to provide a short term bridge loan that will let qualified home buyers use the tax credit to either make a larger downpayment above the FHA required 3.5%, cover closing costs or buy down their interest rate. Contact your Lender / Realtor or [click here for more information](#).

### [\\$8,000 Tax Credit Get Yours This Year](#)

If you've filed your taxes and closed on a house this year, file an amendment to your 2008 taxes and get your refund this year!

Bdr, 2 Bth, Walk-Out LL - \$59,900

» [New Building Site](#) along Yellow Creek 4.67 A- \$62,500

» [Freeport New Condo](#) - 2 bdr Why Rent or Great Investment - \$45,000

» [Freeport New Price](#) - 3 Bdr 2 Story w/ Great Character - \$101,900

» [Freeport New Price](#) - 3 Bdr 2 Bth Ranch on .5 A - \$112,900

» [Lake Summerset New Price](#) - Building Site Dakota Schools - \$21,900

#### Links:

- » [Prudential Preferred, Realtors - WI](#)
  - » [Prudential Midwest, REALTORS](#)

#### Files:

- » [NAR Tax Credit Q&A.pdf](#) - 483.57 KB
- » [Tax Credit Overview.pdf](#) - 194.56 KB
- » [Tax Credit Overview in Spanish.pdf](#) - 192.32 KB

#### Comments:

SUBMIT

Refundable tax credit of up to 10% of sale price or maximum \$8,000

There are income limits for singles with over \$75,000 and married filers with over \$150,000

It must be a be your primary residence for three years  
You could not own a home for the last 3 years  
Eligible purchases from Jan 1, 2009 through Dec 1, 2009

[For more information on the credit and the 2009 Stimulus legislation click here...](#)

See the below [File Links](#) for additional information, questions and overview, including in Spanish...

#### IL Home Buyer Education Seminar

July 17 and 18

Aug 21 and 22

Sept 18 and 19

Oct 16 and 17

Nov 13 and 14

Dec 11 and 12

Friday 5pm-9pm and Saturday 9am-1pm  
Freeport Neighborhood Housing Services  
815-232-6197

#### Prudential Wins Relocation Provider of the Year Award

Prudential Real Estate and Relocation Services earns top honors at the annual Re:locate Awards, which celebrate excellence among companies and individuals involved in relocation. "Being honored the "Relocation Provider of the Year" award holds special significance for our business" said Stephen Fairn, senior vice president of PRERS. "We're constantly pushing ourselves to offer our clients the most innovative tools, the right resources and advice."

#### New Monroe Location

Announcing our new location downtown Monroe, just off the square, stop in...

1111 16th Ave

Hope all Father's had a great day!



#### Search All Available Properties In;

- » [Freeport and NW IL](#)
- » [Monroe and SW WI](#)
- » [Galena and NW IL](#)
- » [Janesville and SW WI](#)
- » [Savanna and NW IL](#)
- » [Brodhead and SW WI](#)
- » [Rockford and NW IL](#)

Broker, Prudential Midwest REALTORS  
[aubra@AubraRealtor.com](mailto:aubra@AubraRealtor.com)  
Prudential Midwest, REALTORS®

1111 16th Ave - Monroe, WI 53566, 26 S Galena Ave - Freeport, IL 61032  
F: 866-332-7228 - Toll Free  
M: 815-275-6610 - Cell  
W: <http://www.Pru-Midwest.com> or [www.PrudentialPref.com](http://www.PrudentialPref.com)