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November 2019

A Note from Ann:

I hope everyone is enjoying this cooler weather! It was long awaited! Last month we discussed the difference in loan types. Taking that a step further I'd like to discuss the difference in the Maximum Seller Contributions between the loan types.

For starters, what are Seller Contributions? We use the term "Buyer Closing Cost Assistance". What's happening here is the buyer is asking the seller to pay for a portion (or all) of the buyer's side closing costs. The offer price is normally raised accordingly - so in essence the buyers are financing their closing costs. Technically the seller gives the buyer that amount at closing (through the closing document - or on paper), but

remember the sale price was raised that amount, so for the seller it should be a wash. This helps buyers that need to save their cash for moving, etc. The only catch here, is the house must appraise for the increased sale price. If not, the seller contributions will be the first thing to go.

The different loan types all have differing rules regarding how much the seller can assist.

FHA: 6% of the sale price
VA: 4% including any points purchased (to buy down the interest rate)
USDA: 6% of the sale price
Conventional: If putting down 10% = 3% of the sale price
10 - 25% = 6% of the sale price
>25% = 9% of the sale price

Conventional Investor Loans: 2% of the sale price regardless of down payment

This is helpful in planning your finances on the purchase of a home. These are a great way to save some money as the closing costs normally do not add that much to your monthly payment. Each situation is different, just be educated and talk to your loan officer to see what works best for you.

I hope you find these articles helpful. If there are any questions you have or anything you'd like to learn more about please let me know.

Happy Fall! As always, your referrals are appreciated!

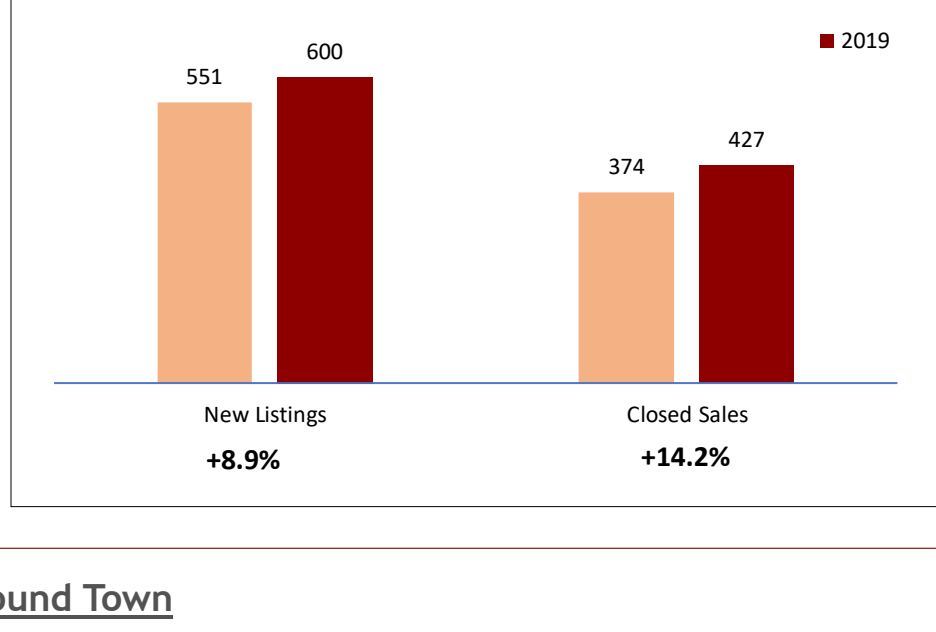
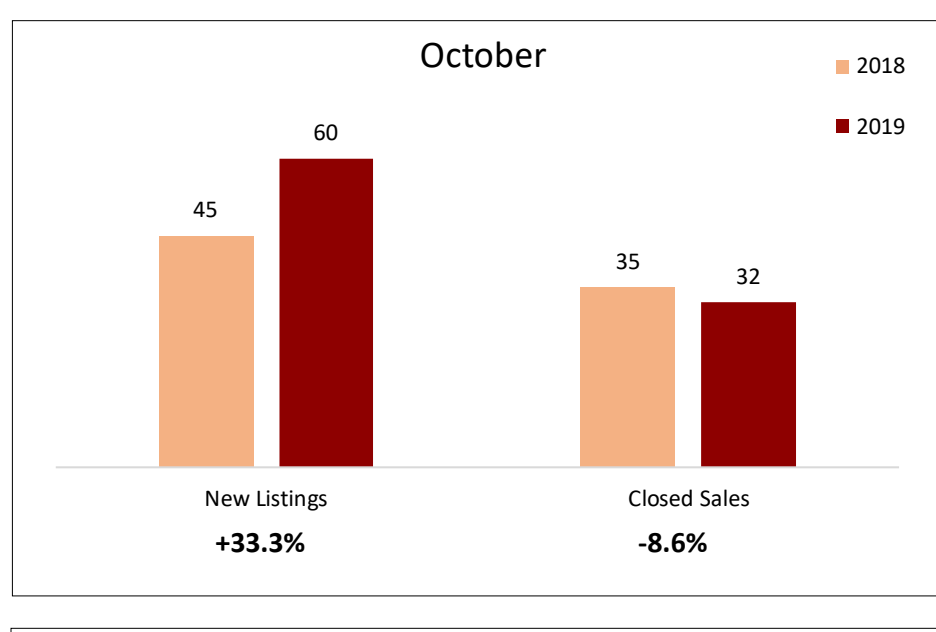
"Forget all the reasons it won't work and believe the one reason that it will."

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Bastrop Area Monthly Statistics

Below are the current statistics for the Bastrop Area. The average home sale price for October was \$261,247, which is up 23% from the previous year. The average home sale price for 2019, so far, is \$244,157, which is up 8.2% from 2018.



Around Town



Upcoming Events

November 8th - 14th Annual "Heroes & Hot Rods" Veteran's Day Cruise In & Car Show

Grab the family or car lover in your life and head to Bastrop, TX for the 14th Annual Heroes and Hot Rod's Veteran's Day Car Show weekend! The Bastrop Area Cruisers Car Club is honoring American Veterans with its classic car display and Veteran's ceremony in Downtown Bastrop, TX. This event is FREE for spectators and open to the public. For more information, [click here](#).

November 8th-9th - Scream Hollow Pitch Dark Experience 2019

Come experience the 20-acres of Scream Hollow like never before! All four haunted houses/trails will be completely black! Each group will be given 1 glowstick for every 2 patrons. If you thought scream hollow was scary before, you're in for a shock! Come see what is waiting for you in the darkness! For more information or to purchase tickets, [click here](#).

November 9th - Ghost Recon-Operation Black Tree

Join in the Ghost Recon - Operation Black Tree's 26-hour paintball scenario in Smithville, Texas. The event, starting at midnight, will be set in Texas 2025 with the United States in a civil war, and will feature unique mission types, magfed missions, and a chance to drive a tank in Uvalde, Texas. To purchase tickets, [click here](#).

November 9th - Airing of the Quilts 2019

View lovely quilts, traditional and modern, airing out outside of shops and historic homes in Smithville, Texas that also includes vendors, discounts, and a quilt raffle. Two other churches are hosting quilting events also. First United Methodist Church also hosts an indoor quilt airing in an historic setting, along with a Fall Festival with children's activities, a craft fair, and a chili and ribs cookoff. The Smithville Stitcher's Quilt Guild will hold a Quilt Show from 10 a.m. to 4 p.m. at Smithville Church of Christ, 1416 E. Whitehead Street. With free admission, free gift for attendees, door prizes, vendors, bed turning, and quilts displayed in the Sanctuary, this will be a great stop. Admission is free to all of the above events.

November 9th - Smithville Tour of Homes 2019

See the charm of downtown Smithville, Texas during Smithville Garden Club's annual Tour of Homes. Tickets for the tour can be purchased for \$10 and proceeds benefit the Smithville Garden Club. For more information call the Smithville Area Chamber of Commerce at 512-237-2313. Tour of Homes will be from noon to 4:00 p.m. when you will visit four historic homes and an historic church. Tickets will be available closer to the event at the Smithville Area Chamber of Commerce.

November 30th - 2019 Turkey Trot 5K

You'll be Huffin' from the Stuffin'! Join the Turkey Trot Fun Run, 5k and 1 mile routes for an easy run through the charming town of Smithville and work off the turkey dinner from the day before. Strollers and leashed dogs are welcome. You must register by November 10, 2019 to be guaranteed a shirt. After deadline, shirts are available while supplies last. Youth shirts will be pre-registration only since they will not have extras at the youth sizes for day-of registration. Check in 8:30 a.m. at the Recreation Center. 9 a.m. Race Start. To register, [click here](#).

Four Home Care Mistakes You Don't Even Know You're Making

1. **Using glass cleaners on mirrors.** Spraying can lead to "black edge," when liquid seeps beneath the reflective backing and stains your mirror. Instead, use a lint-free microfiber cloth dampened with warm water.
2. **Using the wrong caulk.** There are as many caulks as there are glues, and you wouldn't use a glue stick to fix broken pottery, according to HouseLogic. Similarly, you wouldn't use silicone caulk on bricks because it's made for non-porous surfaces. Check online or at a home improvement store to ensure you're using the right caulk.
3. **Over-mulching.** Mulch is great for your home, but don't pile it on too thick. No more than 3 inches should do the trick. Otherwise, you may prevent water from reaching roots and suffocate plants.
4. **Piling firewood against your exterior wall.** Firewood against the exterior of a house is an invitation for termites. Stack your wood at least 20 feet from your home



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