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Real Estate Market Monthly

In this issue:

Culinary Corner: Corned Beef Hash

Mortgage Minute: with Steve Higgins

Do It Yourself: Removing Wallpaper Glue

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/TeamHahn

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Neighborhood Real Estate

Plainfield - Pheasant Landing Subdivision

Address	Bedrooms	Square Feet	Bathrooms	List Price
Active Listings				
1206 Quail Dr.	3	1,577	2	$216,497
4606 Mallard Ln.	3	1,572	2.1	$229,900
4602 Mallard Ln.	3	1,652	2.1	$229,900
Under Contract				
4509 Oriole Ln.	3	1,320	1.1	$189,900
4701 Swan Ct.	3	1,832	2.1	$173,000
1509 Oriole Ln.	3	1,980	2.1	$214,000
Closed				
4611 Osprey Ln.	3	N/A	2	Call for Price

*= My listing
F= Foreclosure, NEW= New listing on Market, PC= Price Change
SS= Short Sale, BO= Bank Owned
Source: Midwest Real Estate Data August 28th, 2016

Bolingbrook - Somerfield Subdivision

Address	Bedrooms	Square Feet	Bathrooms	List Price
Active Listings				
1535 Somerfield Dr.	4	1,885	2.1	$277,000
784 Glenside Cir.- NEW	4	2,250	2.1	$254,900
Under Contract				
1497 Somerfield Dr.	4	2,626	2.1	$299,900
792 Glenside Cir.	4	2,147	2.1	$269,900
Closed				
1517 Schafer Ave.	3	1,748	2.1	Call for Price
1484 Schoenherr Ave.	3	1,748	2.1	Call for Price
1429 Waterside Dr.	3	1,860	3.1	Call for Price
1425 Glenside Dr.	4	2,626	2.1	Call for Price

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Mortgage Minute with Steve Higgins

Source: Peoples Home Equity, Inc.

U.S. mortgage rates nudge up though remain historically low

U.S. mortgage rates rose incrementally yet still hover in the historically low range, according to Freddie Mac.

The average 30-year fixed mortgage averaged 3.45 percent for the week ending Aug. 11, up from 3.43 percent the previous week.

A year ago, mortgage rates stood at 3.94 percent.

Low rates should keep boosting U.S. home sales.

"A surprisingly strong July jobs report showed 255,000 jobs added and 0.3 percent wage growth from last month, exceeding many experts' expectations" said Sean Becketti, chief economist at Freddie Mac. "In response, the 10-Year Treasury yield rose to its highest level since June and the 30-year fixed-rate mortgage increased 2 basis points to 3.45 percent."

Historically low mortgage rates have helped propel Dayton-area home sales. Local sales boomed through much of last year and have continued in 2016. Miami Valley home sales increased 7 percent in June, compared to the same month last year, according to the Dayton Area Board of Realtors.

The 1,700 home sales in June were the most for any month ever in the Dayton region.

The historic low for 30-year rates was 3.31 percent in November 2012.

Mortgage Minute is Presented By:

"As a mortgage banker I have a vast variety of loan programs available, and can design financing that fits each individual situation. When purchasing a home I want my clients to completely understand the mortgage process and recognize their financial decisions both today and in the future."

Steve Higgins | Senior Mortgage Banker
Peoples Home Equity, Inc.
14190 S. Bell Rd. Homer Glen IL. 60491
Phone (630) 624-8038 | Fax (630) 735-2321
NMLS: 219589

Current Interest Rates

30 year fixed as low as 3.625% (3.684% APR)

30 year FHA as low as 3.625% (4.659% APR)

15 year fixed as low as 3.000% (3.069% APR)

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Information Only, Rates subject to change without notice.

visit Steve's website: www.peopleshomeequity.com

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Culinary Corner

Corned Beef Hash

Prep Time: 15 mins. Cook Time: 30 mins.

Ingredients:

2 tablespoons vegetable oil
8 ounces cooked corned beef, diced
1 white onion, finely chopped
1 bell pepper, finely chopped
2 medium baking potatoes, peeled and shredded (about 2 cups)
4 tablespoons unsalted butter
4 large eggs
Kosher salt and freshly ground pepper
4 slices cheddar cheese (about 2 ounces)

Directions:

Heat the oil in a medium skillet over high heat. Add the corned beef and cook, stirring with a wooden spoon, until it releases some fat and browns slightly, about 3 minutes. Stir in the onion, bell pepper and potatoes and cook, undisturbed, until brown and crisp on the bottom, about 6 minutes. Continue cooking, turning the hash as it browns evenly, about 15 more minutes.

Meanwhile, heat the butter in a nonstick skillet over medium-high heat. Fry the eggs sunny-side up or over easy; season with salt and pepper.

Place the cheese slices on top of the hash, reduce the heat and let sit until the cheese melts, about 1 minute. To serve, top each portion of hash with a fried egg.

To find these recipes and more great ideas visit: www.foodnetwork.com

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Do It Yourself {D.I.Y.}

How to Remove Wallpaper Glue from Drywall

Removing wallpaper to redecorate your interior requires a lot of time, effort, and patience. However, even when the wallpaper itself is gone, you will still have stubborn glue residue to contend with. Painting over adhesive will compromise your result, so it's best to take your time and be thorough when cleaning this up. Simple tools and procedures are all you'll need to take care of this with ease.

Step 1 - Prepare the Room

Move all of your furniture out of the room or into the center of the room away from the walls. Cover anything you can't move, as well as the floor, with drop cloths or tarps. It's also recommended that you take some painter's tape and cover all electrical outlets or simply shut power off to the room at this time.

Step 2 - Mix a Solution

There are a few solutions you can use to remove wallpaper glue and residue. Start with the simplest: hot water, liquid dish soap, and a tablespoon of baking soda. Mix these altogether in a bucket until thoroughly combined.

Step 3 - Apply the Solution to Wall

Either fill a spray bottle with this mixture to apply it or sponge it on to the glue on your walls. Let it sit for a minute or so before testing the adhesive to see if it has sufficiently softened.

Step 4 - Wipe and Scrape the Glue

Go over the glue with a rag to remove as much as possible. Then, take up a scraper or putty knife to work free anything that remains. Re-apply the solution to any resistant spots and repeat the process. Again, be thorough because any bits left behind can interfere with the look of a new coat of paint.

Step 5 - Use Alternative Methods for Tough Glue

Certain types of old wallpaper glue may prove extremely difficult to remove. For this, you can add one cup of vinegar for every gallon of water in your initial removal solution. Apply it in the same manner and wipe or scrape the softened glue away.

If the adhesive still proves stubborn, you might try a commercial wallpaper remover or a solution of Trisodium phosphate (TSP) with hot water. Since this process is very involved and more time consuming, always start by applying the removal solution to the glue to see if it will come off without further intervention.

Dispose of all the scrapings and drop cloths in trash bags and rinse the wall to get rid of any remaining removal solutions once you're finished. Make sure to let the area dry before proceeding with any new wall treatments.

read more at: http://www.doityourself.com/stry/how-to-remove-wallpaper-glue-from-drywall

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