



# Happy Trails Newsletter™

## Serving College Acres

### June 2015

“Plain-speaking horse sense for the love of our neighborhood”



## College Acres Sales Activity

### 2015 Home Closings

Address	#Beds/Baths	House Size	Lot Size	Type	Price	Closed	Days
5901 Penfield Avenue	6 bed / 3 ba	3,566 sq. ft. / 22,515 sq. ft.		Standard	\$ 965,000	01-16-15	295
19985 Oxnard Street	4 bed / 3 ba	3,296 sq. ft. / 16,538 sq. ft.		Standard	\$ 985,000	05-14-15	199
5663 Jumilla Avenue	5 bed / 7 ba	4,119 sq. ft. / 17,880 sq. ft.		Standard	\$1,236,000	05-29-15	47
5640 Winnetka Avenue	4 bed / 4 ba	4,352 sq. ft. / 23,204 sq. ft.		Standard	\$ 900,000	06-01-15	15

\* Listings not necessarily sold by this Realtor® or Pinnacle Estate Properties, Inc.

As of June 12, there are three (3) properties for sale and two (2) that are in escrow.

### Pending Home Sales Up 14% in April, Reaching 9-Year High

Here's what RE-Insider has to say in their latest June broadcast about the current market:

“2015 might have started in a lull, but while the weather has been warming up, so has the real estate market. In March, we saw some great improvements like a bump in pending home sales and a 26% drop in foreclosures – and the market has continued to improve from there. One recent study has found that pending homes sales have increased yet again in April, a whopping 14% increase from the year before and an optimistic sign of things to come heading into the summer months.”

### What Do I See Happening in College Acres?

There are more homes being listed and sold for over \$1 million in our neighborhood than since I began tracking homes sales in 2007. This year, each of the four homes sold exceeded \$900,000, which is a first for College Acres.



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## Monique Bryher

Broker-Associate / Realtor®

Residential Sales, Trust/Probate Sales, Short Sales



Monique lives “next door” in Melody Acres

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Are you thinking about selling your home? Call me! ==> **818-430-6705**

## Living Trusts - Probates - Heggstad Petitions

If your home is placed in a living trust, your heirs will not have to deal with the California probate process, which can be long, costly and time-consuming. When a living trust is created, your estate attorney will usually draft a trust transfer grant deed to transfer the house into the living trust (making the living trust the owner of the house). When the creator of the living trust dies then the children will have the option of selling the house without having to go through the probate process.

Many of us create a trust and decide to refinance our homes at a later date. Lenders often require that title be transferred back to the owner's name so that the lender can legally bind the actual person who is the owner of the house. Once refinancing is complete, you/the owner can transfer title of your home back into the living trust.

Sometimes, after the refinancing is done, you (the trust creator) forget to transfer ownership of house back into the trust. Then, when your children or other heirs want to sell the house, the home is now *outside* the trust, albeit unintentionally.

If this happens, contact your estate attorney and ask about filing a "Heggstad Petition." In this 1993 case, the California Court of Appeals ruled that as long as the trust shows specific written intent that it was the trustor's wish that the home be part of the trust's assets, then the court will validate that the home as part of the trust assets and the successor trustee can sell the house without going through the probate process. Your attorney can advise you.



### Mortgage Interest Rates



FreddieMac the average rate on a 30-year fixed-rate mortgage climbed to 4.04% this week from 3.87% a week earlier.



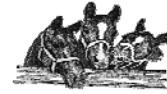
The rate on 15-year fixed-rate mortgages increased to 3.25 % from 3.08 %.



**... Don't Horse Around ...**

Selling your home? Buying a home?

Call me: 818-430-6705



**Monique Bryher**

Broker-Associate / Realtor®

[www.CollegeAcresHomes.com](http://www.CollegeAcresHomes.com)

Not intended as a solicitation if you are already working with a real estate agent