

The Hortland Observer

President Of Homebuilding to Speak

The dynamic president of what next year will become the nation's largest homebuilders will speak in Portland on Friday, August 27. Habitat for Humanity President Millard Fuller, a millionaire business man by age 29 who divested himself of his wealth in exchange for his health, marriage and integrity nearly 20 years ago, created the successful grass roots

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organization that's the stuff of dreams. Portland public figures Earl Blumenauer and Vera Katz are actively involved with habitat for Humanity's Portland Affiliate (there are close to 1,000 affiliates nation wide).

Fuller will address the public, "No More Shacks: Making Decent Shelter A Matter Of Conscience And Action", on the 27th of August, at 7pm at Maranatha Church near Lloyd Center, NE Skidmore and 12th.

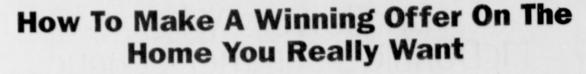
affiliates in the Willamette Valley counter offers. and Vancouver, works to eliminate ing in partnership with homeowners, requiring each family to invest a set Jimmy Carter, the Clintons, the Gores, quality of their homes, which filled the area homes crumbled.

Each Habitat project enables people from diverse cultural, economic and religious backgrounds to work together toward a common goal. With Portland's increasing gang activity and tensions on multiple political fronts, no other Portland avenue offers as great an opportunity for real, constructive community advancement free of political and cultural debate.

JJ Flowers & Gifts Summer Spectacular

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EVERYTHING IS COMING UP ROSES



by Steve Carter

Offering to much or too little money for a home can be one of the many pitfalls involved in the home buying process. Obviously, offering too much money can be costly but if the offer is unrealistically low, the negotiations can be stymied by an Habitat for Humanity, with other insulted seller who may refuse future

With help from a real estate sales poverty housing worldwide by build- associate and a little common sense, however, a home buyer should be able to make a reasonable offer. A good number of "sweat equity" hours into first step is to compare the seller's their new home. the nonprofit group asking price with the prices actually is best known for the support it has paid for similar homes in the same garnered from former President area within the past year. Using local Multiple Listing Service (MLS) data, Corretta Scott King, as well as for the a real estate agent can provide a list of selling prices for similar homes and headlines when 27 Habitat houses in help make comparisons. Researching the greater Miami area stood up to selling prices of similar home usually Hurricane Andrew while the rest of provides a figure which can be used as

a starting point for the negotiation process. Some homes may not compare with others in the area. In this case, the buyer could have the value of the home professionally appraised. There is always the risk, however, that another buyer could make an offer and purchase the home before an appraisal is completed.

The actual offer should be made in writing and accompanied by a deposit, or "earnest money" The written offer should be drafted with your real estate agent, and because it is a legally binding document, you may choose to have it reviewed by a lawyer. It should also contain a time limit for the seller to accept, reject or negotiate your offer on the property. by submitting a deposit check with the written offer, the buyer demonstrates that he or she is steps a buyer can take towards sucserious about purchasing the home. A cessful negotiations in the home buydeposit of three to five percent of the ing process.

buyer's offer is normal, but a larger deposit may be more encouraging to the seller. In a situation where two buyers make the same offer, the seller will often select the buyer with bigger deposit.

In certain areas, the deposit check should be payable to an escrow company. This is usually done sop the earnest money can be immediately returned to the buyer if the seller rejects the offer. The earnest money can sometimes be turned over to the seller, however, if an offer is accepted and the buyer later defaults on the purchase

Making a well-researched offer and applying a reasonable amount of earnest money best demonstrates a buyer's serious interest and encourages the seller. These are the best

Six Reclaimed Homes Available

Six homes in Portland neighbora low-interest PDC home repair loan being offered are: hoods will be offered to lower-income and live in the house for at least five residents at the upcoming Homestead Open House on Sunday, August 15, years. There is no down payment 1993, from 1:00 to 4:00 p.m. The involved in becoming a Homesteader. Homesteaders pay a one-time charge . Portland Development Commission for taxes and insurance of \$500. administers the Homestead Program, Monthly payments on the home repair and acquisition loans average . \$350, including taxes and insurance. Each of the six homes to be of-

1:00 and 4:00 p.m. Potential homesteaders must visit each home in which for ownership. PDC will hold a random drawing for each home and will notify those whose names are selected. PDC advisors will be at each home to answer questions during the open

sary repairs before moving in, accept house. The addresses of the homes

- 3338 S. E. 16th Ave., 2 bedroom . 7216 N. E. Rodney Ave., 2 bedroom
- 330 N. Skidmore St., 3 bedroom . 9509 N. E. Gertz Circle, 2 bed-
- room 5611 N.E. 23rd Ave., 3 bedroom
- 5815 N.E. 11th Ave., 2 bedroom

Individuals interested in being fered August 15 will be open between added to the Homestead Program mailing list should call PDC's Neighborhood Housing Preservation Office they are interested to be considered at 823-3422 between 8:00 a.m. and 5:00 p.m., Monday through Friday.

The Portland Development Commission is the City's agency for urban renewal, housing and economic development



which provides home ownership opportunities to those who otherwise might not be able to afford their own home. The program provides a significant tool to help the city reclaim vacant and abandoned housing, while encouraging neighborhood preserva-

Through the Homestead Program, PDC acquires vacant homes in need of repair and transfers them to qualified Homesteaders. In turn, Homesteaders agree to make neces-

tion, revitalization and stability.



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