

## TEAM WATTERS

11382 Northwoods Blvd., Truckee CA 96161

Sandy Watters, Broker Assoc. ~ (530) 550-5151 Office (530) 448-9967 Cell

Bill Watters, Broker Assoc. ~ (530) 550-5194 Office (916) 416-4318 Cell

www.teamwatters.net



Resort Property Specialists

**BOICE**   
COUNTRYSIDE, REALTORS®

Your LIFESTYLE Is Our BUSINESS

## OUR PROMISE TO YOU

**O**ur goal is to provide you, the Truckee property owner, with valuable information that will keep you informed of the latest events and the current real estate information, whether you are a current resident, lot owner who is thinking of moving here or the vacation owner that wants to stay connected. Let our 26 years of living and successfully selling the area we love, help you.

Your comments, suggestions and thoughts are always welcome.

Please call **Bill or Sandy** – *your input is valuable!*



Bill Bitz, President

Christopher Long, Vice President

## GOLDEN BEAR MORTGAGE CORPORATION

11430 Deerfield Drive, Truckee CA 96161

(530) 587-8600 or (800) 289-2327 ~ www.gbmc.com

## The YEAR Completed . . . the YEAR Ahead

JUST LIKE AN EPISODE OF "RIPLEY'S BELIEVE IT OR NOT".  
THE RECENT FED RATE HIKE ACTUALLY HELPED  
LOWER MORTGAGE RATES.

## Loan Of The Month



**G**olden Bear Mortgage Corporation announces a NEW type of home loan. We refer to this loan type as "The Asset Manager". Here are the basic ingredients of this loan and how it works.

- This loan is a first lien HELOC (Home Equity Line of Credit).
- The term of this loan is 30 years.
- The loan is based on the current Wall Street Journal Prime Rate minus a margin.
- The first ten years is Interest Only.
- The borrower can make draws of any amount! (Almost unheard of, as little as \$1)
- No monthly or annual transaction fees.
- The lifetime maximum rate on this loan is 8% over the start rate. (Most equity lines are 16-21%)

- Borrow up to 100% of the value of your property to 1 million dollars.
- Start rates can be as low as Prime minus 1.5%.

Think about it. You can literally pay your monthly living expenses (all of them) using the equity in your home and pay off the use of the money at the end of the month with this type of loan.

"The Asset Manager" combines tried and true elements in a unique way to create a new approach to home financing in America. But this is not an approach without a proven track record. One-third of all home loans in Australia and one-fourth of all home loans in England use the same approach as "The Asset Manager".

Want to know more? Call us today and we can explain this loan in depth with you and answer all your questions to determine if this is the right loan type for you.

## FEDERAL RATE HIKES HELP KEEP INTEREST RATES DOWN

Average rate in January 2004 approximately 5.71%  
Average rate after five federal rate hikes in 2004 was 5.84%

# HOME OF THE MONTH

This exceptional artisan home commands a new dimension in mountain elegance, the ultimate in personal luxury, and has commanding views of towering pines and distant peaks. The gourmet kitchen will impress the most discriminating chef with a professional grade 6 burner range, two drawer dishwasher, slab granite counters, and custom antique finished island. AND you'll

love the oversized, covered patios for outside entertaining. This grand, craftsman style home is ideally located in the most prestigious area, has full use of Tahoe Donner amenities and would truly be described as resort living at its best. Check out the amazing virtual tour at [www.teamwatters.net](http://www.teamwatters.net) (MLS # 2402287—Co-opt listing with "The Whitehead Group")



**\$1,725,000**

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Sandy Watters  
Bill Watters

# FREE Special Report From Team Watters

## Squeezing Every Last Dollar From Your Home Sale

### Report Shows How To Sell For More.

Realtors, Sandy and Bill prepared a special report entitled "Squeezing Every Last Dollar From Your Home Sale." In this report you will find invaluable suggestions on how to increase the saleability and price of your home and sell it quicker. Want to know which renovation can give you more than 100% return on investment. "Would you like to know the does and don't of remodeling and renovations." The answers are on this report.



Resort Property Specialists  
Sandy Watters  
Bill Watters

To get your free copy of this report, call (800) 848-2871, ext. 310, 24 hours for a recorded message. There's no obligation.

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## SPECIAL EVENTS

A few special events in the area that we feel may be of interest to you.

### February 14—"Where's the Love"

**Valentines Day** Scavenger Hunt, Squaw Valley USA. Offers guests the chance to find the love on the mountain and be rewarded with discounts on food and lift tickets. 530-583-6985

### February 26—Environmental

**Awareness Day**, Alpine Meadows Ski Resort. In partnership with National Ski Areas Association, Alpine's lodge hosts a festival with informational booths and guided tours. 530-583-4232

### February 26—10th Annual Children's

**Glowstick Parade**, a kid's version of the Torchlight Parade with glowsticks for children 10 or younger who can ski or ride unassisted in the dark, will take place at Tahoe Donner Ski Hill, on the Snowbird run. Come early to secure a spot in the parade. A DJ and snacks will be provided in the bar area prior to the parade. Sign-up is 5-6:30pm with a 7pm start time.

## Best Reasons to Refinance

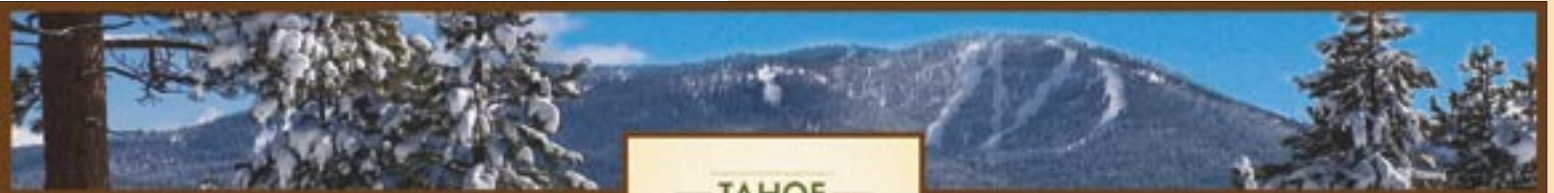
1. Reduce interest rate
2. Lower your monthly payment.
3. Pay off high interest rate credit card debt, car loans and replace with a low interest, tax-deductible loan.
4. Consolidate 1<sup>st</sup> and 2<sup>nd</sup> mortgages into one low-interest home loan.
5. Change from an adjustable to a low fixed rate loan, or save thousands by switching from a 30- to a 15-year term.
6. Cash out part of the equity in your house to pay for home remodeling, room additions or college educations.

## RECENT SALES BY TEAM WATTERS

* 13213 Roundhill Dr.	\$637,000	2,200 sq/ft
11566 Mougul Wy.	\$550,500	1,560 sq/ft
12824 Skiview Loop	\$840,000	4,000 sq/ft
11626 Chamonix Rd.	\$349,000	1,100 sq/ft
* 11431 Northwoods Blvd. #4	\$399,000	1,100 sq/ft

\* Financed by Golden Bear Mortgage Corporation

Real Estate Broker, California Department of Real Estate Licence # 01129597



### The Village at Northstar

You're Not Just Investing In A Second Home. You're Creating A Second Life.

**STUDIO TO 4 BEDROOM RESIDENCES**  
\$500,000 to \$2,500,000

Ski-in/Ski-out

(Membership to The Club at Tahoe Mountain Resorts AVAILABLE)

Available March 5, 2005  
Now Accepting Reservations



### Old Greenwood.

North Tahoe's Premier 4-Season Resort Community & Home of Nicklaus Signature Golf

3 & 4 Bedroom Cabins  
Ownership from \$113,000 to \$163,000

2 & 3 Bedroom Town-Homes  
Ownership from \$78,400 to \$113,000

(Membership to The Club at Tahoe Mountain Resorts INCLUDED)

### HOMESITES

From the mid \$500,000's

(Membership to The Club at Tahoe Mountain Resorts AVAILABLE)



FOR MORE INFORMATION CONTACT BILL OR SANDY WATTERS AT (530) 550-5194 - OR - WWW.TEAMWATTERS.NET

## 2005 Conforming Loan Limit Increases to \$359,650

Fannie Mae, the nation's largest source of financing for home mortgages, announced that it will apply new conforming loan limits as determined by the Office of Federal Housing Enterprise Oversight (OFHEO) based on federal data on mean (average) home prices, to increase its single-family mortgage loan limit to \$359,650, from \$333,700 for 2005.

As a result of the new loan limit, Fannie Mae estimates that in 2005, as many as an additional 271,524 homeowners would be eligible for a conforming loan.

Conforming loan limits may adjust annually. The conforming loan limits adjustments are based on the October-to-October changes in the mean home price, as published by the Federal Housing Finance Board (FHFB). The FHFB figures come from its monthly survey of lenders. Both new and existing homes are included in the survey.

Limits for multi-unit loans for 2005 will be as follows:

- Two-Family unit loans: \$460,400
- Three-Family unit loans: \$556,500
- Four-Family unit loans: \$691,600

The maximum loan amount for one-to-four-family mortgages and second mortgages in Alaska, Hawaii, Guam and the U.S. Virgin Islands are 50% higher than the limits for the rest of the country.

Most home loans Fannie Mae purchases are well below the conforming limit.

The average loan size for single-family properties in 2004 was about \$160,000.



Bill Bitz, President  
Christopher Long,  
Vice President

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### Pay One Bill Late—Get Punished by Many

A record number of credit card companies have built "universal default" clauses into their agreements, which allow them to raise your interest rate if you are late making a payment—even to someone else!