

Real Estate

HOUSE TALK WITH LOU TRAN

Putting Your House on the Market



Lou Tran

It's springtime! Are you getting ready to sell your home? If so, you may want to ask a good realtor to do a Comparative Market Analysis report (CMA Report) on your house.

Most homeowners believe that the appraisal value is the same as the market value of the house. Unfortunately, it is not the same.

The definition of market value is the most probable price which a property should bring in a competitive and

open market under all conditions necessary to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. The appraisal value is a written statement, called an appraisal report, that sets forth the appraiser's opinion of the value of a piece of property as of a given date.

Setting the sale price is one of the most important factors in selling your house. A realtor will help you look up similar homes that were sold in your location in the past few months. Your realtor can see a clear picture of how the market has valued homes that are comparable to your home. The aim of this CMA report is to achieve the highest selling price for your home, while being able to sell your home within a relatively short period of time.

As you prepare your home for the market, you will incur

related costs to making repairs and improving the home's overall appearance. As a necessity, an experienced realtor will also do a seller's estimated expense worksheet with you to determine your net profit before your house goes on the market. You may also expect to pay for the following expenses:

- Total Listing Commission Fee
- Settlement Fee
- Government Recording & State Deed Tax
- Abstract Fee or Administration
- Prorated costs for your share of annual expenses such as property taxes, association fees, special assessments, etc....

For more information on this article or related issues, contact Lou Tran at 612-636-7270 or lmntran@yahoo.com. Gold Key Realty, 10585 165th Street West, Lakeville, MN 55044. ■

Turn to a Trusted Source for an Engagement Ring

(Syndicated News) Choosing an engagement ring is one of the most important purchasing decisions you will make during your lifetime.

When it comes to buying the ring, most men aren't sure where to go, how much to spend, or what to buy. That's why it's so important to turn to a trusted source.

"People have trusted us with their jewelry and diamond needs for over 35 years," says Amit Jhalani, vice president of My Solitaire (<http://www.mysolitaire.com>) located in New York. "We have earned our place as a leader when it comes to engagement rings. People feel comfortable having their own personal jeweler that they can turn to."

My Solitaire offers diamonds at dealer prices, making their purchase that much more affordable.

"Most people have a lot of questions when it comes to purchasing an engagement ring," explains Jhalani. "We

answer all their questions so they can make the most informed purchase possible."

The most popular questions people have are how much to spend and how to pick out the perfect ring.

"The standard amount that is recommended is to spend about two months' worth of salary on an engagement ring," says Jhalani. "That will get a good quality ring that is guaranteed and will last a lifetime."

When it comes to choosing the design and style, they recommend you be familiar with and pay attention to the 4 Cs: the diamond's cut, color, clarity, and the carat weight. Settings are a matter of taste, so it helps to have a feeling for the style your fiancée prefers.

"We are one of the few jewelers that allow people to design their own rings," adds Jhalani. "That way her engagement ring is one of a kind, just like she is." ■

Wells Fargo Contributes \$10.1 Million in Minnesota

Giving Supports 1,000-Plus Nonprofit Organizations, Schools Statewide in 2005

Wells Fargo contributed \$10.1 million to more than 1,000 nonprofit organizations and local schools throughout Minnesota in 2005.

The contributions supported a variety of affordable housing, educational, human services and art programs and community events.

"We're proud to be able to give back to our communities at this significant level," said Jon Campbell, CEO for Wells Fargo's Minnesota region. "Donations are an important way we support our communities. In addition, Wells Fargo volunteers contribute their time and energies to many local groups. We team up with these organizations because we believe we can accomplish more working to-

gether for our communities."

Wells Fargo contributes to nonprofit organizations in five categories: arts and culture, civic, community development, education, and human services. Major corporate donations included approximately \$535,000 to Habitat for Humanity, \$1.7 million for the 2005 Community Support/United Way campaign and more than \$800,000 that Wells Fargo matches when team members make personal contributions to pre-K through college educational institutions in Minnesota.

The 2005 contributions represent a 10 percent increase over the \$9.2 million donated statewide in 2004. Nationally, Wells Fargo gave \$95.2 million to 15,000 schools and nonprofit organi-

zations in 2005, a \$2.2 million increase over 2004.

Wells Fargo in Minnesota provides financial services from 245 stores and employs more than 20,000 team members throughout the state. Wells Fargo & Company is a diversified financial services company with \$482 billion in assets, providing banking, insurance, investments, mortgage and consumer finance to more than 23 million customers from more than 6,200 stores and the internet (wellsfargo.com) across North America and elsewhere internationally.

Wells Fargo Bank, N.A. is the only bank in the United States to receive the highest possible credit rating, "Aaa," from Moody's Investors Service. ■

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