

JANUARY
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IDEAL HOMES

Real Estate

REAL ESTATE NEWSLETTER



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HIGHLIGHT HOMES



804 Charles St, Ellsworth
\$85,000.00

Wowzers! Cute 3 bedroom, 2 bath home with newer kitchen, vinyl windows and full finished basement. Basement includes Family room, one NCC Bedroom, second bath and laundry. Garage is attached and property has separate shed with electric.

312 E. 9th St, Ellsworth
\$137,500

Lots of Room! Well built Four bedroom brick home features central heat and Air, Wood burning stove, finished walkout basement, second kitchen in basement, large craft/hobby room, 2 car garage, well, and generous kitchen with large pantry! Call for your ideal viewing today!!



We're your IDEAL team!



LENDING

Buying a home means finding a trusting lender that can help navigate the processes and the many offerings available to a new homeowner.

Kansas Housing Resources Corporation First Time Homebuyer Program:

Assists income-eligible households by providing a down payment with a 10 year forgiveness period

FHLB Homeownership Set Aside Program:

Sets aside funds for low income households for a forgivable grant with a 5 year retention period

Find a local lender who can assist you with these programs!

A REMINDER...

If you are searching for homes online through Zillow or Realtor.com, you don't have to call the realtor with the sign in the yard. Select your realtor based on experience, knowledge, expertise, and one that hears your needs and requests, not the one with the sign in the yard.

BUYING AND SELLING AT THE SAME TIME?!

Most home purchases require timing, preparation, knowledge, and even a little luck. Having to sell your house before you make your purchase can add some anxiety to the mix. Here are a few tips to help out!

- 1. Evaluate the market and know if it's a buyer's market, or a seller's market. By knowing which party has the advantage, you can make offers accordingly.**
- 2. Hire an experienced real estate agent. Ideal Real Estate has been your ONLY locally owned real estate agent and broker for over ten years, and we have the experience to make the process seamless for you!**
- 3. Understand your financials, including equity, escrow, resale, and how much home you can comfortably afford.**
- 4. Consider things like making a contingency offer or requesting an extended closing.**
- 5. Don't worry! Your real estate agent can help you navigate all of this confusing process and reduce your stress levels!**

Your IDEAL team

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