

HomeRun Homes Rent to Own Homes Blog

<http://www.blogging.lease2buy.com/>



HomeRun Homes is a centralized marketplace which helps people Find or Sell a Rent to Own Home, both Nationwide and Globally to the thriving Rent to Own Market. HomeRun Homes - <http://www.Lease2Buy.com>

Homeowners who Built their Own Home, Part 3 of 3

(HomeRun Homes - www.Lease2Buy.com)

<http://www.blogging.lease2buy.com/2010/07/homeowners-who-built-their-own-home.html>

Good Morning,

Welcome back. Hope your weekend went well. Aside from some painfully stifling humidity here in the Northeast and some massive storms, it was nice to get together with some family (and to take shelter when the storms hit !)

Today, we will be completing the final installment on our series on the Home-building process, and we will be hearing from some people who have gone through the process of building their own home. This will provide some valuable insight and tips from people who have already gone through the process, from start to finish.

We spoke with a couple of homeowners who built their own home. One of the people that we spoke with and who built her own home in Washington State is K.S.Brooks, who is also an author, and we also spoke with Richard Keycon, who built his own home in East Central Alabama.

Brooks suggests getting to know all of the "local building permit requirements before you buy your parcel and start your project.", as counties usually have different requirements, and that it is important to know the Building Department Inspectors and Coordinators.

Keycon adds that once you identify the area, you need to find a land agent, and drive around to see every part of the property. They were looking for a very specific parcel, with about "20-30 acres, not many neighbors, a creek, maybe a pond or pond site, and a good building site." Once they settled on the property and purchased it, they asked their land agent and some locals to recommend a builder. Once they selected the builder, they agreed on the building fee, and moved forward from that point.

The entire process involves a lot of work, as Brooks states, and she says that you should, "Be prepared to be at the house every day either working on or managing the project." and to "take responsibility" for it. She also said to never use the response, "whatever you think is best" when the builder ask you to make choices.

Both Brooks and Keycon both agree that you need to do your research and comparison shop well in advance, since some items require lead-time for delivery, i.e appliances, counter tops, plumbing fixtures, lighting fixtures, windows, doors, etc.

As far as environmental impact, Brooks summarizes it as, "Lean towards green, but don't be over-zealous.", and gives us this specific example, "We explored installing a Geo-thermal heating/cooling system for our SIP (structural insulated panel) home. Because SIPs are air tight and incredibly efficient, and with the low cost of hydro-powered electricity in Eastern Washington, it would have taken us 20 years to reap a return-on-investment for Geo-thermal. Instead, we went with a high-efficiency wood burning fireplace, with standard HVAC as a back-up. The result: our 1700 square foot 100% electrically-run house is generating electric bills under \$60 per month."

In closing, Brooks states that it is vital to make lists for everything (parcel, vendors, materials, etc.), and Keycon agrees and says that planning is key and that when searching for a builder, to remember that, "All builders are not created equal".

We definitely hope that this series has been helpful to you in one or many ways. Remember that there are many builders who build homes and will then Rent them with an Option to Buy (Rent to Own Homes), so it requires a little bit of homework on your end to find these builders.

If you have any question, we area always available to respond to them. We will be back to our regular Blog posts on Wednesday, since we have a lot of interesting information and topics to cover.

Have a Great Week, and Happy Rent-to-Owning !

The Home Building Process, Part 2 of 3

(HomeRun Homes - www.Lease2Buy.com)

<http://www.blogging.lease2buy.com/2010/07/home-building-process-part-2-of-3.html>

Good Morning,

Today, we will be covering part 2 of our 3-part series on the Home-building process. In part 1, this past Wednesday, we took a look at the process from the first meeting between a future property-owner, the building company and general contractor. For a different perspective, now we will look at some additional tips from both a property manager and from an interior designer.

From the angle of a property manager, we spoke with Blake Appleby, President of Cornerstone Property Management, Inc. in Colorado, who has almost two decades of experience managing large mountain homes, and he provided some additional pointers to be aware of during and after the process.

Primarily, Appleby states that it is important to give consideration to where snow or rain will shed from the roof, to avoid snow, ice, or rain shedding on entry ways, decks, in front of garage doors or other areas that might interfere with basic usage of the home, as it can result in, "snow removal nightmares and added expense." He also reminds us that, "Complex roof designs can lead to ice build up and subsequent roof leaks in winter months."

In addition, Appleby suggests using climate appropriate building materials on the exterior home, which will also save time and money (taking into consideration the, "temperature fluctuations, amounts of moisture, harmful direct sunlight and any other factors that might cause the exterior to deteriorate more quickly than normal."), and additionally, to install a leak detection system.

As far as the interior of the home, he suggests keeping the use of technology as simple as possible, and while the latest gadgets are "impressive in the showroom", home integration can be very complex. Appleby suggests to, "stick with simple dial thermostats for climate control.", and to avoid computer controlled lighting.

In keeping with the interior of the home, we spoke with Jo-Ann Capelaci, an interior designer with Colours & Concepts Interior Design, in California. Capelaci recommends that you, "Ensure that the interior design reflects the style of the outside of the home.", and to select all interior finishes, i.e. flooring, tile, cabinets, paint, etc, and to "produce a book to include all specifications". She suggests doing this before construction begins, if possible.

Additionally, Capelaci suggests preparing the flooring plan, tile floor plans and elevations, electrical and lighting plan and furniture plan, select the furniture, window treatments, lighting and accessories, and to prepare the budget for these items and purchase them so that when construction is complete, these items are all ready. She suggests to, "enlist the help of a design professional, even if it is to confirm your choices and make recommendations.", since, "Designers truly do see things in a different way and assist clients to do things they might not have even known were possible"

In closing, Appleby added another fantastic tip - To make sure that you "have records of the make and model of boilers, HVAC units and any other critical components in the home.", because if you need a service call, this can limit the amount of time with no heat, hot water etc. Additionally, Appleby adds that it is important to keep up with "basic preventative maintenance", such as cleaning gutters, dryer vents, changing HVAC filters and having your heating and cooling systems serviced once a year.

We hope these tips have been helpful. Tune in on Monday for the final part of this 3-part series, where we will speak with some people who have gone through the actual process of building their own home, which will provide a very unique perspective for those of you interested in doing so.

Have a Great Weekend, and Happy Rent-to-Owning !

Examining the Home Building Process, Part 1

(HomeRun Homes - www.Lease2Buy.com)

<http://www.bloggging.lease2buy.com/2010/07/examining-home-building-process-part-1.html>

Good Morning,

At the request of our readers, we are beginning a 3-part series on the Home-Building process. We always receive a lot of questions about how the process actually works, and we have made contact with some solid resources to bring you some pretty good information that should be incredibly useful to you.

David Spetrino of Plantation Building Corp (in Wilmington, North Carolina), uses a 10-step process that brings buyers from start to finish. The first step involves meeting their potential customer to identify their wants and needs (this is where you describe your custom dream home and the ideal "move in date,"). They need to know, for example, if you enjoy entertaining in your home, if this is a primary home or a vacation home, and if you would you describe your ideal home as formal, casual, or a hybrid of both styles. They will also ask you if you have any "green" requirements (environmentally-friendly)

Next, they will discuss where the home will be located. If you have a lot ("home site") already, that's fine, and if you provide them with the address or community of choice, they will do the research regarding setbacks, zoning, architectural standards, etc. After this, they move on to the professional service agreement, estimate preparation (where they collect bids from their trade contractors and vendors), and ultimately, the construction contract (which involves the construction schedule and your financing). Spetrino makes it a point to note that, "the bank that provides the construction financing may not always be the bank that retains your long term mortgage. You have

likely provided your lender with tax returns and related financials. Your bank will want us to supply them with a copy of the construction contract, set of construction drawings, specifications and the budget."

During this process, the General Contractor comes into play, and there are some pointers provided by Arlene Battishill, a licensed general contractor in Los Angeles. Battishill notes that any proposed home site must be zoned for residential use, and you will need an accurate legal description of the parcel, soil testing, and a structural engineer's review of the architectural plans to determine if any special reinforcement will be required. Once a licensed general contractor ("GC") is hired, cost estimates can be made, and once acceptable, the architect or general contractor will submit the architectural plans to the local government building department for evaluation. Once all changes are made and the building permit fees are paid, construction can begin.

From this point on, Spetrino's company works out the full details, and then begins construction. They provide, "regular updates, photos, and twice monthly, a 'cost report' that tracks budget and schedule." Over the course of construction, sometimes changes need to be done, and these requests go into a written format, officially known as the 'change order.' Once the "Big Day" arrives, a thorough "inspection and orientation of your new home" is completed. After one month, they schedule a follow up walk through to make sure that you are completely happy, and they also schedule a one year walk through.

Battishill notes some of the costs of the process, for example, purchasing the land, the fees paid to all of the required consultants, fees to the local government and then the cost of construction. She notes that financing should be obtained well in advance of construction, and to assume that you will need 25-50% more money than the budget calls for to ensure successful completion, as cost tends to overrun in the construction of new homes.

Please join us on Friday for part two in this series, where we have some additional pointers and points of view from a Property Manager and an Interior Designer.

Have a Great Day, and Happy Rent-to-Owning !

Canadian Real Estate Magazine Interviews HomeRun Homes

(HomeRun Homes - www.Lease2Buy.com)

<http://www.bloggging.lease2buy.com/2010/07/canadian-real-estate-magazine.html>

Hi All,

We were just notified by Canadian Real Estate Magazine (www.canadianrealestatemagazine.ca), that they have published an interview that we did with them on the Rent to Own Market. The segment that we are featured in is exclusively included in the physical magazine, so I have attached a copy of the article as well as a link to the file on our site (CLICK HERE FOR THE STORY).

The article covers the many aspects of what a Rent to Own is, looking at it from the angle of Rent to Own Homes in Canada, and it begins as follows, "The rent-to-own option could prove to be valuable as lending guidelines make it more difficult for Canadians to obtain mortgages. Kit Kadlec recently spoke with Robert Eisenstein of Home Run Homes, a U.S. company that helps homeowners find rent-to-own buyers..."

The two largest markets for Rent to Own Homes are both the US and Canada, and we are glad that we are able to help people buy or sell a rent to own home in each country.

Have a Great Day, and Happy Rent-to-Owning !

Housing Market, Home Building, and You

(HomeRun Homes - www.Lease2Buy.com)

<http://www.blogging.lease2buy.com/2010/07/housing-market-home-building-and-you.html>

Hi Everyone,

Hope you had a great weekend and took a little time to relax.

We have a very exciting week ahead here, with a lot of great advertising lined up to bring even more visitors to your Ads. Additionally, there is a ton of information coming out on the strength of the Housing Market this week. Tomorrow, the New Residential Construction numbers are coming out, on Wednesday, the Loan Performance Housing Price Index numbers come out, and then on Thursday, we have both the NAR Existing Home Sales and the FHFA Monthly House Price Index numbers being released. We are holding on to hope that there will be a significantly positive bounce in these numbers, but at this moment, I just truly don't see how that can happen. I'm not being pessimistic, but it will take time, and we are not out of the woods yet.

On Wednesday, we will begin a very exciting 3-part series that will cover the home-building process. We will have comments from builders discussing how they identify, acquire, and build homes and other Real Estate, along with perspectives from other professionals in the industry with additional points of view and comments. It's should be a treasure trove of information for anyone interested in the Real Estate market.

We hope you have a great week, and Happy Rent-to-Owning !!!

For more information on HomeRun Homes,

Passed Website Security PCI DSS Compliancy

(HomeRun Homes - www.Lease2Buy.com)

<http://www.blogging.lease2buy.com/2010/07/passed-website-security-pci-dss.html>

Good Morning Everyone,

There has been a huge sweeping reform of the credit card industry, and along with it, there have been new rules implemented regarding the security measures that are taken by websites to ensure full security and protection of data that is entered on these websites. For quite some time, the focus has been on the large multi-national corporations, however, the focus has now turned to all websites, including HomeRun Homes/Lease2Buy.com. In May, We were notified about this by our merchant account provider (the company that processes credit card transactions for Ads that are placed on our website), and we were provided a mandated deadline of July 31, 2010.

The full details of this "PCI DSS" mandate, are outlined at https://www.pcisecuritystandards.org/security_standards/pci_dss.shtml, which summarizes them as, "...a multifaceted security standard that includes requirements for security management, policies, procedures, network architecture, software design and other critical protective measures. This comprehensive standard is intended to help organizations proactively protect customer account data. "

Well, way back in College, I took Calculus, Advanced Calculus, Integral Calculus, Statistics, and multiple Finance and Economics courses, and this PCI DSS compliance process has truly made those topics seem like cotton candy and fluffy clouds ! What a difficult and stringent procedure ! There was a 200 question exam-type format that we needed to pass, along with a highly-intrusive scan of our website for vulnerabilities and hacker entry points. We can tell you that there were a few minor issues, and nothing that had or would have jeopardized data. My point is that they wanted a fully clean slate, so concurrently, we took advantage of the timing and we transparently moved our site to an even beefier server platform (for all of those techies like myself, it is a load balanced environment to provide stability and redundancy). Thus, more security and a quicker website for our visitors.

The end result?

We have PASSED both the behemoth exam along with our intense website security scan, so, as per Trustwave (www.trustwave.com), the absolute leader in the field of website security, we are now proud to say that we are 100% PCI DSS Compliant (CLICK HERE TO VIEW OUR COMPLIANCE CERTIFICATE). We have spoken with many of our peers, and they feel as if they will not make the deadline, and therefore, they risk being discontinued by their credit card merchant account, thus, rendering them basically "out of business".

We are glad that we have passed and that we are recognized as fully compliant with all website and data security regulations, and we will continue to be your centralized marketplace for Rent to Own Homes, whether you are a buyer or a seller!

Have a Great Weekend, and Happy Rent-to-Owning !!

What Tenants Look For In a Rental Property

(HomeRun Homes - www.Lease2Buy.com)

<http://www.bloggging.lease2buy.com/2010/07/what-tenants-look-for-in-rental.html>

Hi Everyone,

Yes, we know that we don't usually post on Thursdays, however, we wanted to pass along a great article that we were interviewed for, called, "What Tenants Look For In a Rental Property". In that article, we have listed the 10 most common things that tenants were looking for in a home over the past 60 days.

To Summarize, these 10 items are:

1. Double Garage/2 Car Garage
2. Some Land/Acreage
3. Must Allow Pets
4. Pool
5. School District
6. Basement – Nice Size & Finished Basement
7. Proximity to transportation (Bus/Subway, etc)
8. Backyard Would Be Nice. A Three Bedroom Would Also Work.
9. Fireplace.
10. Washer/Dryer Hook Up

We were very kindly referred to as, "HomeRun Homes (www.Lease2Buy.com), a rent-to-own classifieds powerhouse" and "...a highly-ranked online classifieds service exclusively for rent-to-own properties", of which we are very proud of! The full article can be seen here: <http://www.american-apartment-owners-association.org/blog/2010/07/14/what-tenants-look-for-in-a-rental-property/>

Have a Great Day, and Happy Rent-to-Owning !!

Revival and the Life Cycle of Neighborhoods

(HomeRun Homes - <http://www.Lease2Buy.com>)

<http://www.bloggging.lease2buy.com/2010/07/revival-and-life-cycle-of-neighborhoods.html>

Good Morning Everyone,

Hope you're all having a great week. Things are just soggy and humid here in New York, and we eagerly await the return of the sun. Sounds like a great title for a book!

On the topic of water, it's amazing how towns and neighborhoods go through revivals and declines. We are about 1 mile from the town lake, which back in the 1950's, was the hot spot for people who lived in the city (about 50 miles out). It was the perfect spot to escape the heat without making the trek the rest of the way to the Hamptons.

Somewhere back a bunch of years ago, the immediate area surrounding the lake began to decline, with the homes and properties falling into disrepair, and the quality of that little area diminished. However, due to some fantastic community efforts, that area is now on an upswing. There were some unoccupied, older-style mobile homes that were in horrendous shape, and these have been torn down for some new lake home developments. In addition, there have been a few incredible new playgrounds that were built (we frequent them with our toddler, so we have become "playground connoisseurs").

The point that I'm trying to make is that we have seen all of this change within the past 5 years, during one of the worst recessions that most of us have ever seen. Sometimes, the life-cycle of towns, neighborhoods, and communities can operate independently of the greater economy.

May this be your inspiration for today; no matter what the bigger picture may dictate, be strong, push forward, and keep your ultimate goal in mind, as long as it is ethical.

We would like to start a new feature here on our blog, since we have had a few people ask us about it, so we are definitely considering it. So, do you have a property you'd like us to feature here? If so, E-mail us at homebuyer@leasebuy.com with the Subject Line, "Feature My Property on Your Blog"

Have a Great Day, and Happy Rent-to-Owning !!

Common Misconception: Realtors ARE Welcome !

(HomeRun Homes - <http://www.Lease2Buy.com>)

<http://www.blogging.lease2buy.com/2010/07/common-misconception-realtors-are.html>

http://www.lease2buy.com/podcasts/Podcast_Lease2buy_HomeRun_Homes_Rent_to_Own_071210.mp3

Hi Everyone,

We hope you had a great weekend, and welcome back.

Today, we would like to address a very common misconception, and we would like to clarify this for all of those who have asked us about this. We receive countless E-mails from Realtors, real estate agents, real estate brokers, etc, with some wonderful comments about our website, but telling us that since they are Realtors, they cannot use our website. This is a huge misunderstanding on the part of these individuals and companies, and we would like to discuss this today, since this one fact is holding them back from finding buyers for their homes for sale (or homes for Rent to Own), and simultaneously, is taking away from extra responses that buyers on our website can have presented to them.

We would like to put this right out into the open to all people in the Real Estate industry; We are not your competitors - we are your friends and your resource.

We are here for buyers, sellers, investors, Realtors, and anyone who is selling a Rent to Own Home, Buying a Rent to Own Home, or is offering home-related services (appraisers, attorneys, Realtors, mortgage brokers, etc). I will admit that when we first started, we did rant against Realtors, basically, it was a "silly rookie mistake", and we realized that we are all here for one purpose - to help people buy or sell homes. So for our tiny mistake back about 8 years ago, we take full responsibility and we apologize.

Now, we know that not all of your clients want to Rent to Own. Some of them would like to sell outright, and if they can, fantastic. However, should their listing sit dormant on the MLS and be in jeopardy of becoming an expired

listing, this mean that the homeowner is not able to get out from under their payments, and a Rent to Own might be the solution to their problem. So, that is where we come in - and we reiterate - we are not your competition. Of course, we ask that you not contact any homeowners on our website and ask them to list with you as that would be a violation of the terms of our website (and of course, just plain unethical), but, if you are contacting them about buyers that you have, then by all means, make the connection with the homeowner, and identify yourself and your intentions.

Occasionally, we receive E-mails from people asking if we send them listings, however, we have clearly defined in our terms and in our "About Us" section (<http://www.lease2buy.com/rent-to-own-homes.php>), namely, "We do not "send" you listings: All of the listings of Rent to Own homes, Rent to Own buyers, and home service providers are all listed on our website, and you can browse them for FREE !".

So, to summarize, where the MLS is a listing of homes for sale, HomeRun Homes (Lease2Buy.com) is a listing of homes available for Rent to Own, homes wanted by Rent to Own, and Home Services available for homeowners and prospective homebuyers. This puts us in a unique position within our niche of the Real Estate Market, and not as a competitor with the MLS and Realtors.

Hopefully, we have been able to answer your questions about who we are and why we can work together. Your focus is on transactions, listings, and deals, and our focus is on being a central meeting place for Rent to Own buyers and sellers, but we both share a common ground in providing customer service and helping people. Realtors definitely help people, and we would like to think we do, as well.

Have a Great Week and Happy Rent-to-Owning !!!

Neighbors, Community, Charity, and Giving...

(HomeRun Homes - <http://www.Lease2Buy.com>)

<http://www.blogging.lease2buy.com/2010/07/neighbors-community-charity-and-giving.html>

Hi Everyone,

A Happy Friday to everyone out there. We had some great feedback regarding our Blog entry from Wednesday, titled, "4 Tips on Pet Friendly Housing", and we are glad that these tips were helpful. We are always available to answer any questions that you have via the comments section on our Blog.

I would like to officially deem this weekend as, "Good Neighbor Weekend", and here are a few things that I suggest on this 2-day romp of "giving and caring".

First: Make it a point to have a friendly discussion with one of your neighbors at least once this weekend. If he or she is outside, then stop your car and have a chat with them. Ask them how things are, how their family is, and how their work is going. This might seem elementary to some people, however, there are some who just cannot find time to do these things (I'm guilty as charged !). If you live in an apartment, visit a neighbor down the hall. It's all about interaction with people who share a common theme with you - location.

Second: Get involved in your community. Now that the warm weather is here, many towns have weekend clean-up days. get involved in one of these. If you have kids, make sure you bring your kids along as well. It's important for them to see their parents pitching in. It sets a great example for them, helps keep your town clean, and strengthens your sense of community.

Finally: Charity. This is a tough one nowadays, since most can barely find money to buy food and pay for basic essentials. But remember, it does not have to be money that you donate; you can donate non-perishable food (cans), old clothing, and other items. You can just ring a local religious organization, a non-profit charity, or you can even

drop some items off in those large containers that are stationed in some shopping center parking lots (most are put there by the Salvation Army).

The benefits to your neighbors, your community, and people in need are obvious. What's more, the feeling of "doing good" will carry over into your every day life and will shed some light on you. It's really amazing.

Try it out this weekend and let me know how it went.
Have a Great Weekend, and Happy Rent-to-Owning !

4 Tips on Pet Friendly Housing

(HomeRun Homes - <http://www.Lease2Buy.com>)

<http://www.blogging.lease2buy.com/2010/07/pet-friendly-housing-plus-new.html>

http://www.lease2buy.com/podcasts/Podcast_Lease2buy_HomeRun_Homes_Rent_to_Own_070710.mp3

Hi Everyone,

As odd as it may seem, but happy mid-week (already?).

There is an increasingly important item that I would like to touch on today, which is very important to quite a lot of people who are looking for a home to Rent to Own.

This topic is regarding "Pet Friendly Housing". To those of you without a pet, this is a non-issue for you, however, for those of you with a dog, cat (or perhaps even a wolf?), this is very high on the priority list for you. There are quite a bit of sites that dedicate themselves to these types of accommodations (if you know of any that you can recommend, please let us know and we will add it to our Blog to help out our fellow readers).

A few tips that are worth mentioning here:

1. For any homeowners that are Renting to Own their home: Please specify within your "Home Available" Ad(s) whether pets are permitted or not. This can save you time by letting you weed out those who are truly the best pre-qualified fit for your home.
2. For anyone looking to Rent to Own a home, you will want to note within your "Home Wanted" Ad that you do have a pet (or pets), the type of pet, and any other pertinent info for the seller.
3. Make sure that you understand and realize any potential surcharges for keeping a pet in the home. Make sure that you have all charges in writing and whether they cover the term of the Lease Option (Rent to Own), or are per year charges, and/or are per pet.
4. If the size/weight/type of the pet is a factor, please also make sure you have this documented and in writing.

For those of us who have a pet at home, they quickly integrate themselves into our families. Unfortunately, there are some people who will look at this as an opportunity to scam you for extra money for keeping your pet, so make sure everything is documented and preferably notarized, as well.

As a side note, and off-topic, we have added some new features to the Advertising Opportunities that are available on HomeRun Homes (<http://www.Lease2Buy.com>), and you can click here to view the PDF. If you are unable to view or open the attachment, you can have our "Advertising Opportunities" sent to you by visiting this link.

E-book, Rent to own Secrets, and Barbecue...

(HomeRun Homes - <http://www.Lease2Buy.com>)

<http://www.blogging.lease2buy.com/2010/07/e-book-rent-to-own-secrets-and-barbecue.html>

Hi Everyone,

We just wanted to do a quick check-in with everyone and wish you a peaceful and relaxing day, if you are off today.

It will be a quiet week in terms of Economic and Housing indicators, but we will be buzzing on the HomeRun Homes campus with some new Social Media initiatives we have coming up this week. Also, coming up in the short term will be another wonderful utility to help you catch the latest Rent to Own Homes and Rent to Own Buyers as soon as they hit our website.

Additionally, we are very honored to have our E-book, "Secrets of Rent to Own", listed on the super directory of E-Books (E-Library.net), with the full link to our book directory listing as http://e-library.net/Secrets-Of-Rent-to-Own_ebooks22707.htm

OK, we will let everyone get back to their family, barbecue, and festivities.

Have a Great Day, and Happy Rent-to-Owning !

5 Tips for Selling a For Sale By Owner (FSBO)

(HomeRun Homes - <http://www.Lease2Buy.com>)

<http://www.blogging.lease2buy.com/2010/07/5-tips-for-selling-for-sale-by-owner.html>

http://www.lease2buy.com/podcasts/Podcast_Lease2buy_HomeRun_Homes_Rent_to_Own_070210.mp3

Hi Everyone,

Today, I'd like to discuss 5 very important tips for anyone trying to sell their home on their own. This type of arrangement is often referred to as For Sale By Owner, or FSBO.

Tip #1: PRICING: In order to determine a fair selling price for your home, you need to investigate home prices in your area. You'll want to review not only the prices that homes are listed for, but what they have sold for as well. Your best resource for this information will be your local newspapers. You can even take a trip down to your local government office to check out more details from the mortgages that have been obtained by new homeowners in your area and saved ("recorded"). These documents are public domain, and it takes a little time to get the gist and flow of how to do this research, however, there are usually plenty of clerks available to take your questions. Some other ideas: talk with real estate agents in your area, and check around for appraisers in your own network of family and friends. If you can connect with an appraiser, you can ask them for a general rule of thumb for pricing on your home, and perhaps they can make a few suggestions to increase the value. Finally, you can always shell out a few hundred bucks for an actual appraisal of your home, but most often that will not be required.

TIP #2: LEGALITY: Whenever you are talking about the sale of a big ticket item such as your home, it is always good advice to retain an attorney and/or consult with your local Title Company. To check if your state is a Title State or not, please refer to this handy resource: <http://title.grabois.com/>

TIP #3: MORTGAGE: I am a firm believer in lining up all of your "ducks" in advance. Before you get to the physical process, you'll want to consult with some mortgage brokers and banks to educate yourself on the financing side of selling your home. This goes both ways, in that, if you make a good contact with one of these individuals or institutions, you can always refer a potential buyer to them, since they would already be familiar with your situation from your previous discussions with them.

TIP #4: ADVERTISING: This is where you want to do your homework on creating your Ad. Check on the Web and in your local papers to see the most common Ad format. Once you have done your research, create an electronic copy of your Ad, perhaps in Microsoft Word. In addition, you will want to have high-quality images of your home, for the interior and the exterior. For the exterior photos, make sure you get a sunny day when you take the photos. Why? Would you be more excited about a photo of a potentially new home when the photo is framed by a grey, cloudy, and rainy day vs a bright, sunny day with blue skies? It's all psychological.

TIP #5: MARKETING: It's time to plaster your Ad everywhere - starting with the Internet. There are a lot of free sites - but with free sites sometimes comes the "time-wasters". The old adage, "You get what you pay for" certainly

applies. In addition, there are forums, discussion boards, and many other places that will allow you to announce your home, of course, once you have passed the proper permission steps unique to each of those specific sites. Should you decide to also accept Rent to Own as an option to purchase your home, you can always place your "Home Available" Ad on our website, as a For Sale By Owner (FSBO), as well as a Rent to Own (Click Here to Sell Your Home).

So there you have it. Once you start receiving offers that are in your price range, this is where your attorney, title company, and ultimately, your mortgage broker, will come into play.

Have a great 4th of July Holiday, and Happy Rent-to-Owning !!
For more information on HomeRun Homes,

Grandma's Lesson, HR 5623, and More...

(HomeRun Homes - <http://www.Lease2Buy.com>)

<http://www.blogging.lease2buy.com/2010/06/grandmas-lesson-hr-5623-and-more.html>

http://www.lease2buy.com/podcasts/Podcast_Lease2buy_HomeRun_Homes_Rent_to_Own_063010.mp3

Hi Everyone,

Happy last day of June to all of you! I cannot believe that we are turning the page into July. Time truly flies !

I wanted to share a funny story with you from my younger years (way, way back!), when I was a big collector of baseball cards. Everyone knew that I loved collecting baseball cards. One day, my grandmother knew that I was looking for a Pete Rose rookie card, which I knew as quite a pricey item. She went to her local hobby shop, and they had the card, so she kindly asked for the price, and they said two fifty. Not wanting to make the purchase without having me checking the card first, she called me up and I was on my bicycle to her house within minutes. Once we got to the store, I saw that it was definitely the card I wanted. My grandma dug deep inside her little purse, and she pulled out two dollars and fifty cents. The guy behind the counter looked at her like she was crazy, and said, "Sorry, two fifty means two hundred and fifty dollars". After giving my grandma adequate cold water to snap her back to reality from the "sticker shock", I came to realize a very valuable lesson: "In Writing".

I just cannot say this enough. I referred to it a while back (Mortgage Horror Story Blog Post), when I had to re-learn that lesson the hard way. May you all learn from this so that it may never cause you heartache and problems.

On another front, some good news came across the wires yesterday, which basically stated that the House OK'd the extension of tax credit closing deadline. This Bill, the "HR 5623", would give people some breathing room, should the Senate pass it when they vote on it. Per the Inman News Website, there are approximately 200,000 people who were under contract by the tax credit expiration of 4/30, but they will miss the closing deadline, which was today.

On the website front, we had our Rent to Own Home Blog posts streaming on our home page. however, there were some errors coming up from the Content Aggregation service, so we have removed it for now. As always, you can read, follow, and interact on our Blog right here !

Have a great day, and Happy Rent-to-Owning !

33% Drop in Sales? Where do we Stand?

(HomeRun Homes - <http://www.Lease2Buy.com>)

<http://www.blogging.lease2buy.com/2010/06/33-drop-in-sales-where-do-we-stand.html>

http://www.lease2buy.com/podcasts/Podcast_Lease2buy_HomeRun_Homes_Rent_to_Own_062810.mp3

Hi Everyone,

Welcome back. We hope that you stayed cool this past weekend, because at least for us here on the East Coast, the

humidity has been searingly painful. However, there are people who adore this weather, which shows that we are all unique in our likes and dislikes.

We had a whirlwind week here last week, with some fantastic publicity regarding Rent to Own Homes, along with a lot of work we have been doing on the website infrastructure (including making the website resolve even quicker on your screen).

Looking back to last week, in retrospect, we saw some numbers come out that were a little bit of a shock. By now, most of you already heard that new home sales (new single family homes) plunged about 33 percent from April to May. The tax credit incentive for purchasing homes ended April 30th, so that is a major contributing factor, but are we really shaping up yet? Are the fundamentals of the economy that strong yet to tout a recovery? Yes, there are definitely some promising areas in the country in terms of economic and housing recovery, but there are a lot more regions that are in trouble. Is it that a lot of the incentives are not as far-reaching as anticipated? Or just that it will take more time? On that note, we can only assume that "time will tell", as the old cliché says.

Now, there are some more numbers coming out tomorrow

Advice for the moment: Keep your focus on the Rent to Own Home that you are either looking to buy or looking to sell. Stay tuned to us for new information, announcements, and contests. We will try to be your liaison and will try to provide you with updates whenever we have them.

Have a great week, and Happy Rent-to-Owning !!

Rent-to-Own Transactions Move into Mainstream

(HomeRun Homes - <http://www.Lease2Buy.com>)

<http://www.bloggging.lease2buy.com/2010/06/rent-to-own-transactions-move-into.html>

Hi Everyone,

Hope you are all having a great week. We are extremely pleased to share with you an article that was done on Rent to Own by a major, authoritative website, American-apartment-owners-association.org.

The article, titled, "Rent-to-Own Transactions Move into Mainstream" (<http://www.american-apartment-owners-association.org/blog/2010/06/24/rent-to-own-transactions-move-into-mainstream/>), provides HomeRun Homes some fantastic publicity, and it describes HomeRun Homes as, "a highly-ranked online classifieds service matching properties to buyers/tenants".

Within the context of the article, they quoted me when I discussed some of the best markets for Rent to Own (also called Lease Options or Lease Purchase), as Atlanta, Central Florida, North Carolina, California and Chicago, because, "...of the severe decline in home prices in those areas, coupled with a rough economy that poses credit hardships on many buyers".

I was also quoted as saying, "Rent-to-own gives investors a creative option when dealing with slow-moving or distressed properties", and, "At least you know you have someone in the property who wants to be there."

Kudos to that great website for spreading the word about Rent to Own Homes.

We will be checking back in with you on the housing numbers of this week gone-by.

Have a Great Day, and Happy Rent-to-Owning !

Our 8th Anniversary in the Rent to Own Homes Market...

(HomeRun Homes - www.Lease2Buy.com)

<http://www.blogging.lease2buy.com/2010/06/our-8th-anniversary-in-rent-to-own.html>

Hi All,

Happy Wednesday to all of you. We wanted to let everyone have a copy of our Press Release that just hit the wires today (FULL RELEASE HERE). It's been a tough road for us with a lot of ups and downs, but we love what we do and we love hearing great news from customers who bought or sold Rent to Own Homes by using our website.

We will continue to provide the best service and the best Web experience for you. Our belief is that you either give 110%, or you stop altogether. Well, we choose to give 150% !

OK, Enough of my blabbering - here is the full text of the Press Release:

For Immediate Release:

HomeRun Homes
(631) 676-3609
(631) 574-2420
homebuyer@lease2buy.com
<http://www.Lease2Buy.com>

Top Website for Rent to Own Homes Celebrates 8th Anniversary

Ronkonkoma, New York, June 23, 2010 - HomeRun Homes (<http://www.Lease2Buy.com>) is celebrating their 8th anniversary this month. The Company has continued to be an omnipresent force in the Rent to Own Homes niche of the Real Estate market, and continues to thrive in a field that has seen a majority of their competition dissipate.

Another Milestone for One of the Original Rent to Own Websites

The management team of HomeRun Homes\Lease2Buy.com commenced web operations in June 2002, after working on a series of Real Estate rehab deals in Orlando and Central Florida. The President of the Company, Robert Eisenstein, states that during that time, they found it difficult to locate people who would be interested in Renting to Own the properties that they had rehabbed, and he says that, "We realized that something had been missing - a central location where sellers could find buyers for their Rent to Own homes, and where buyers could ask for exactly what they needed in a Rent to Own home". He goes on to say that, "HomeRun Homes was born from this concept."

Acquisitions, Ventures, Web Traffic, and Global Reach

Today, Lease2Buy.com attracts a vast amount of web visitors, and has in excess of 1.2 Million hits. During their tenure, they have made one acquisition, which was a purchase of Equifree.com, a Stop Foreclosure website, and they have spun off an additional website, StopForeclosureRenttoOwn.com, which reaches out to those in the most urgent need of buying or selling a home. Continuing their tradition of helping people find what they need, they also offer a free Rent to Own Newsletter via download on their website, and also provide a very useful Blog (<http://blogging.lease2buy.com>).

HomeRun Homes appears in many publications, such as Financial Advisor Magazine, Wallet Pop, and many others, as well as reviews on multiple Blog Sites. Their reach extends to the global real estate market, with their top 5 markets listed as the USA, Canada, Australia, the UK, and the Philippines. In his 8 year Anniversary meeting, Eisenstein states that the company plans to make a stronger global reach a top priority, since there are "many people in many countries who are stranded, and don't even realize that Rent to Own could be a resolution to any housing problems that they may be facing, as either a buyer or as a seller."

For additional information on the topic, "Top Website for Rent to Own Homes Celebrates 8th Anniversary", please visit <http://www.Lease2Buy.com>

ABOUT HOMERUN HOMES

HomeRun Homes is a Centralized Marketplace which helps people Buy or Sell a Rent to Own Home, a Commercial Property, or to offer Home Services nationwide and globally to the thriving Rent to Own market.

- END -

We will check in with you to discuss the latest housing numbers when we have had a chance to take a good review of them.

Have a Great Week, and Happy Rent-to-Owning !

Dad's Day, Secrets Winner, and Big Housing Numbers...

(HomeRun Homes - <http://www.Lease2Buy.com>)

<http://www.blogging.lease2buy.com/2010/06/dads-day-secrets-winner-and-big-housing.html>

Happy Monday to All,

A Happy Belated Father's Day to all of you Dads out there. Our son is not at the "tie-buying" age, yet, but he is still in the "make-a-present-for-daddy" stage, which is absolutely wonderful. The walls of my office are decorated with his masterpieces and it adds color to every day. I know you're too young to read this Blog, but thanks buddy !

Now, on Friday, we announced our contest question; "What city did we begin investing in when we first started our business?". To all of the people who answered correctly and won their free copy of, "Secrets of Rent to Own", Thank You! Now, for the answer to that question, the winners of the contest checked out the "About Us" section (<http://www.lease2buy.com/rent-to-own-homes.php>), and you found out that the answer was Orlando, Florida.

We officially opened the doors of HomeRun Homes/Lease2Buy.com on June 8, 2002, so we are now officially into our 9th Year. We will continue on with more contests and giveaways, so make sure to tune in here. Want to make life even easier for yourself? Choose one of the "Follow" options on the right-hand side of the page !

This is going to be a very big week in terms of Housing Market data. Today, the Loan Performance Housing Price Index numbers will be released. On Tuesday, some hefty data will be released: NAR Existing Home Sales and the FHFA Monthly House Price Index. As if these major factors weren't enough, New Residential Sales will be released on Wednesday. This is quite a contrast to last week, which was a lot quieter in terms of Housing.

We will check back with you on Wednesday to take a look at what these numbers were, what they mean for you and I, and to take a look at how they can or will impact the Rent to Own Homes market.

Have a Great Week, and Happy Rent-to-Owning !

Tax Credit Extensions and a Cool Contest...

(HomeRun Homes - <http://www.Lease2Buy.com>)

<http://www.blogging.lease2buy.com/2010/06/tax-credit-extensions-and-cool-contest.html>

A lot of emphasis is placed on looking at the National stage and spotlight for the latest housing trends and news, but I think that it is also important to look at your local area and see what news is being generated. That being said, it might be that your local market is an exception to the rule vs being an actual microcosm of the true market.

With that statement out of the way, we have a great local paper that I review quite often, called the Long Island Business News (thus, my sermon about checking out your local markets). They just ran an article, titled, "Senate passes tax credit extension", and this was about the extension of the closing date for those purchasing homes under the tax credit. The date was changed from June 30th to September 30th, which gives lenders what they referred to as, "breathing room". One of the attorneys that they interviewed for this article mentioned that he has all of his deals ready to close by the 30th. This is the the case with most of the attorneys we have been speaking with, some of

which are listed in our Home Services Section.

Well, the wind up here is this: Thank you, Washington ! Nothing like going down to the wire. But breathing room is good.

CONTEST TIME:

OK, we will be providing a Free Copy of our E-Book, "Secrets of Rent to Own", to the first 5 people who answer the following question:

What city did we begin investing in when we first started our business?

Hint: The answer is very, very easy to find on our website.

We will give everyone the answer on Monday. So quick - dig up that answer on <http://www.Lease2Buy.com> and then E-mail me at homebuyer@lease2buy.com with the subject, "CONTEST ANSWER".

Good Luck to Everyone !

Have a Great Weekend, and Happy Rent-to-Owning !

[A Viable Option and Some Promotional News...](#)

(HomeRun Homes - <http://www.lease2buy.com/>)

<http://www.bloggging.lease2buy.com/2010/06/viable-option-and-some-promotional-news.html>

Happy Wednesday to Everyone,

Hope you're all having a great week.

I just returned back here after a meeting with a panel of Realtors (Agents and Brokers), along with a mix of people who are selling their homes. Surprise/Surprise; a majority of the homeowners have been just sitting on their properties, and some have engaged the services of these Realtors to help them along.

We were there, at the invitation of some good-hearted Realtors, in order to present the concept of Rent to Own, and to let them know it is a viable option. Realtors know that if they place their clients homes on our website, and there is movement, traffic, and offers on the property, they look like magicians, especially nowadays. Rent to Own is moving away from the title of a "creative real estate deal", and is becoming more of a mainstream option.

OK, website news: At your request, we have added the "Site Map" option back to the bottom of every page on our website. We apologize that it was removed, but it was only for a few days for some testing, and we thank those of you who notified us about this. Further, we are toying with the idea of mentioning some of the latest Rent to Own Home listings and Rent to Own Buyer listings in our Blog posts. Is that something that would interest you? Please let us know.

PROMOTIONAL NEWS:

Please remember that for any 3-Month (or longer) "Home Available" Ad (if you're Selling a Rent to Own Home) or "Home Wanted" Ad (if you're buying a Rent to Own Home), you will receive a free copy of "Secrets of Rent to Own", which is a great guidebook for anyone buying or selling a Rent to Own Home (More info on this book here: [Click Here](#)).

In order to take advantage of this promo:

If you are Selling a Rent to Own Home, [Click Here](#), and,

If you are Buying a Rent to Own Home, [Click Here](#).

After checking-out, the book will be available for download upon log in.

Have a great day, and Happy Rent-to-Owning !!!

Foreclosure Prevention, Improved Housing Markets, Social Media Blog Updates...

(HomeRun Homes - www.Lease2Buy.com)

<http://www.blogging.lease2buy.com/2010/06/foreclosure-preventionimproved-housing.html>

Good Morning to All,

Glad to have you back here with us today ! I don't know how the weather has been where you are, but the humidity has been sky-high here on the East Coast, and it's not even summer (officially) yet, and if this is any indication of how this summer will be, then I'm ready for the Fall !

Today, I wanted to share two interesting pieces that crossed my desk; One is concerning foreclosures, and the other one is a little more positive, and is regarding some housing markets that are showing improvement.

Let's first begin with the sour apple of the two: "Avoid foreclosure-prevention scams: 3 tips" (Source located at this link). Without regurgitating the entire article, the three tips for whom to avoid are summarized as follows; Those who "Ask for a fee in advance, Tell you they can guarantee foreclosure will stop, and Urge you to stop paying your mortgage and pay them instead".

These are great pieces of advice, but there are a few more that we would like to add, namely, when someone tells you that they are a member of XYZ Corporation, don't just take their word for it...do your due diligence. Investigate the company. Ask for a corporate phone number. Make sure they are for real, since it is your home that is on the line.

One other thing that you want to do is to have them lay out a plan in writing and on their corporate letterhead (for a corporation that you have already done your homework on from our previous tip listed above). Have them put everything in writing and get them to notarize it. If they falter or give you a difficult time with any requests that you may have, a red flag should go up. There are many hunters out there looking for "prey", or people who are in a very bad economic situation and are highly susceptible to any offers, good or bad. Keep your eyes and ears open, and make sure that you don't lose your home and any additional money you have to a scammer.

As for the Housing Markets that are showing improvement (Source located at this link), the top 5 are: Denver, Boston, St.Louis, Pittsburgh, and San Jose, California. Some of the factors that were used in building this list were home prices and bids placed on homes. The complete list of 20 of the improving housing markets is located at this link. Do you live in one of these cities? Have you sold a home in one of these areas, or have you been trying to sell a home or to rent to own a home? Please weigh in on this and let us know what your thoughts are.

We are happy to say that we are now saturating over 50 Social Media Sites with our Blog posts, so if you prefer to read our posts on your favorite site, we are already on most of the major sites. If there is a site that you would like us to update, check with us and if we are not updating it already, we will be glad to add it.

Stick with us. This is going to be an exciting week !
Have a great week, and Happy Rent-to-Owning !!

May Residential Construction Numbers - Friend or Foe?

(HomeRun Homes - <http://www.Lease2Buy.com>)

<http://www.blogging.lease2buy.com/2010/06/may-residential-construction-numbers.html>

Hi Everyone,

Another Friday is upon us, and we are thankful for another very busy week. As a rule, I try to look back at each week to see what I am thankful for. Let me tell you - some weeks it is tough to find anything, aside from being thankful for my family! However, this past week, we not only received some fantastic media coverage (<http://www.familygoesstrong.com/making-rent-own-real-estate-deals-work>), but we also had a few other interviews for popular financial and real estate websites that are on the pipeline to be published as well. Additionally, we received some good karma (priceless), by hearing some very kind comments from people who have used our website. Karma, that's what it's really all about !

OK, now on to the Real Estate market, our ailing friend ! The New Residential construction numbers will be released this week (on June 16th), and most importantly, these numbers will reflect the post-tax credit market, since they cover May 2010 (the tax credit ended on April 30th 2010). I, personally, am very curious to see these numbers, and I know a lot of real estate investors, economists, and builders, who are also interested in this. This could have a significant impact on the market. Could the numbers have dropped? Sure they could have...the major incentive expired...but the market has most probably discounted this information into the mix already. If the numbers pop upwards, that could have a dramatic effect on the market, and potentially, the Rent to Own Market, as well. For more information on these reports, please check here: <http://www.census.gov/const/www/newresconstindex.html>

We have a few infrastructure and marketing projects drawing closer to completion, and when they are finished, we will let you know. They involve ease of accessibility, traffic incentives, and an overall boost to site traffic to increase views to your Ads on our website.

Do you enjoy reading our Blog?

If so, we would love to hear from you in the comments section below. If you don't have time to read it and you would rather listen to it, we do 1-2 Podcasts per week, and you can download them in MP3 format in our Itunes Store, at: <http://itunes.apple.com/WebObjects/MZStore.woa/wa/viewPodcast?id=373351426>

Rent vs. Buy, Rent to Own, and Eight-Years Strong...

(HomeRun Homes - <http://www.Lease2Buy.com>)

<http://www.blogginglease2buy.com/2010/06/rent-vs-buy-rent-to-own-and-eight-years.html>

Good Morning Everyone,

It's Wednesday, and we are half-way there !

Quite often, when a prospective buyer or a seller is evaluating whether they should Rent, Buy, or Rent to Own, they need to gather all of the applicable numbers and "crunch" them. If they start out by looking into Renting, they need to tally up the monthly payments, fees, insurance, and any applicable rate increases.

Likewise, for the possibility of buying a home, they have to take into account pricing, down payment, loan amount, interest rate, term, insurance, taxes, maintenance, and potential appreciation. On top of all of this, they need to figure it out over multiple different lengths of time, tax brackets, tax implications, as well as inflation rates. It can be daunting. There is quite a handy little tool over at Trulia, called the "Rent vs. Buy" Calculator, and this free automated program spits out some pretty helpful results. Head on over there and take a look at it today !

Now, based on the results that you come up with, you might lean towards renting a home (or renting out your home), buying a home (or selling your home), or you might chose the hybrid, which is Rent to Own. Whatever you decide, this tool will save you time and help you make your decision.

Since we are on the topic of Rent to Own, and receiving help in the decision-making process, be sure to check out this great article, titled, "Making Rent-to-Own Real Estate Deals Work", by Susan Kuchinskas at FamilyGoesStrong.com. This was a multi-part series of articles on Rent to Own ?Lease Options, and this last article discusses some good tips and information.

We were honored to be included in this article as a long-standing resource for Rent to Own Home Listings (They referred to us as , "an eight-year-old online marketplace for rent-to-own deals"). This is an accolade that we are very proud of. We have been around for a long time, and we plan on being around as long as people need a roof over their heads !

Have a Great Week, and Happy Rent-to-Owning !

Making Rent-to-Own Real Estate Deals Work...

(HomeRun Homes - <http://www.Lease2Buy.com>)

<http://www.blogging.lease2buy.com/2010/06/making-rent-to-own-real-estate-deals.html>

Hi All,

This is an addendum to our earlier Blog Post, since we have just been provided with some fantastic media coverage in an article titled, "Making Rent-to-Own Real Estate Deals Work".

The excerpt that we are included in reads as follows:

"If you want to take a look at some of the deals on offer, go to Homerun Homes (<http://www.Lease2Buy.com>), an eight-year-old online marketplace for rent-to-own deals. Browsing its listings turns up some great offers, as well as some wildly unrealistic ones in which prospective buyers want below-market rents with no money down."

To read the full article, please visit the source at: <http://www.familygoesstrong.com/making-rent-own-real-estate-deals-work> and also, our Press page at <http://www.lease2buy.com/press.php>

Happy Rent-to-Owning !

Baby Boomers and Rent to Own...

(HomeRun Homes - www.Lease2Buy.com)

<http://www.blogging.lease2buy.com/2010/06/baby-boomers-and-rent-to-own.html>

Hi Everyone,

We hope you had a great summer-like pre-summer weekend, and welcome back !

There is an important topic that we wanted to touch on, and that is the topic of Baby Boomers, and whether they should Buy, Rent, or Rent to Own. The last two options might strike you as odd - Rent and Rent to Own - but we will explain here.

As the first group of Baby Boomers approaches 65 years of age, the youngest of the Baby Boomers is in their mid-upper 40's. Since we are trained to think about who would normally rent or rent to own a home, we think of people just starting out in life, and looking to either rent for a while before finding a home to buy, or renting to own a property and converting it to a purchase within a specified period of time. However, this can be faulty thinking for a number of reasons, and to make a long story short, the Economy has really blurred these lines. There are plenty of folks out there who were close to retirement, and then they have lost it all, only to start all over again. In these such cases, a Rent to Own would be ideal for them, since they can still pursue the home-ownership option that they lost due to unfortunate occurrences often beyond their control.

I tried not to rant much on this, but we have seen so many people who have been hurt so badly by this economy, that it is absolutely heartbreaking. When you hear a 60 year old couple crying over how they lost their life savings and their home, and they have come to our website looking for a Rent to Own home, it is just painful. It is something that you literally want to cry over. It's days like that where we know that our site is there for people who are in need of finding or selling a Rent to Own Home, and we know that people are finding what they need so they can regain

their dignity, pick up the pieces, and carry on with their lives again.

On a much lighter note, we are proud to announce that we have just surpassed 1100 Friends on our Facebook Page (<http://www.facebook.com/homerunhomes>), 217 Fans on our new Facebook Fan Page (<http://www.facebook.com/lease2buy>), and are we are now well over 900 Followers on our Twitter Page (<http://twitter.com/homerunhomes>). We would love to have you as Friends, Fans, and Followers on all of our pages, so be sure to check them out. Please note that our Blog Posts update those sites automatically soon after they are posted.

Have a great week, and Happy Rent-to-Owning !!

Mortgage Horror Story...

(HomeRun Homes - <http://www.Lease2Buy.com>)

<http://www.blogging.lease2buy.com/2010/06/mortgage-horror-story.html>

Hi Everyone,

Friday is upon us, and it's another sizzling one, depending on where you are geographically!

Today, I'd like to share a mortgage horror story with you. When I purchased an investment home with some partners a couple of years back, we were assured an interest rate on an interest-only/balloon mortgage. However, once we got to the closing table, the rate showed up in the documents as higher by 1/4 point. Needless to say, we were all quite furious, and the fact that the mortgage broker was not at the closing didn't help the situation (he was on vacation), so we called him on his mobile phone to voice our disapproval over this rate discrepancy. There was quite an exchange of words, however, it was kept on a professional level and just short of using expletives.

Ultimately, it was a mistake on his part, and he made good on the difference with a check to us for the difference calculated out over an agreed upon period of the loan. In order to avoid delaying the closing to have new papers drawn up, we moved forward, and accepted the above-mentioned check from his closing associate to cover a majority of our "losses". The moral of the story: Make sure everything is in writing, whether it be an E-mail from the mortgage company, or physical documents, you just cannot argue with hard copy. In this case, we had done previous closings with this broker, so we know it was an error and not malicious. Either way, "in writing" is the key. May this little story and this tip save you tons of aggravation !

Economic News related to the Real Estate Housing market is quiet next week, but as we all know, any and all economic news that is released will affect the housing market directly or indirectly. Always keep your eyes and ears open!

We have additional items/upgrades and more new features rolling out next week, so be sure to check in on Monday, Wednesday, Friday, and any other days in between for breaking news and updates. What would even be easier for you? You can subscribe to this Blog feed or you can subscribe for Blog updates via E-mail. These options are both located on top of the column on the right-hand side of this page where it says, "Subscribe To Posts" and "Subscribe by E-mail". Also remember to check out our Podcasts for Free Download in our iTunes Store at <http://itunes.apple.com/WebObjects/MZStore.woa/wa/viewPodcast?id=373351426>

We hope you stay cool, and have a great weekend!
Happy Rent-to-Owning !

Caribbean Islands, Architects, Builders, Construction, Pending Homes Sales Up...
(HomeRun Homes - <http://www.Lease2Buy.com>)
<http://www.blogging.lease2buy.com/2010/06/caribbean-islands-architects-builders.html>

Hi Everyone,

Hope your week is going great so far. We have a few new and exciting features that we wanted to inform you of today.

For starters, we have been receiving a lot of comments and requests for a new section for Jamaica, the Bahamas, Trinidad, etc. The amount of requests alone would not warrant a section for each of these countries, however, we have created a broader category for the Caribbean Islands.

The new section for the Caribbean Island Homes Wanted is located at:
http://www.lease2buy.com/homes_wanted_listing.php?state=Caribbean+Islands

The new section for the Caribbean Island Homes Available is located at:
http://www.lease2buy.com/homes_available_listing.php?state=Caribbean+Islands

Please note that these are freshly created sections, and therefore, they are not populated yet, so you may now begin posting your Rent to Own Homes as well as your requests for Rent to Own Homes.

The next features that we have added are in the Home Services section, and the new services that we have added are "Architects" (See it Here) and "Builders ?" (See it Here), which covers the full process from the design of a home, all the way on up through building the home. Additionally, we have added an "Announcements" Section (See it Here), which is ideal for announcing Real Estate Investor Meetings ! If you need to add your services to any of these sections, you can do so via this link: <http://www.lease2buy.com/homeservicesinfo.php>

The final new feature we have included is a "Share This Property" button, which is included on the page of every "Homes Available" Ad. This button will let you share the link to your home with all of the popular Social Bookmarking Websites (for example, Digg, Delicious, etc.). The goal: Putting your property in front of as many eyeballs as you can !

For some other news, Pending Home Sales hit a 6-month high in April. This is good news as we are now headed into the summer months.

Being the bearer of all of this good news is fantastic! I wish I could bring news like this every day...maybe I can?

Have a Great Week, and Happy Rent-to-Owning !

Tips for Saving Money On Your Electric Bill...
(HomeRun Homes - <http://www.Lease2Buy.com>)
<http://www.blogging.lease2buy.com/2010/05/tips-for-saving-money-on-your-electric.html>
http://www.lease2buy.com/podcasts/Podcast_Lease2buy_HomeRun_Homes_Rent_to_Own_060210.mp3

Hi Everyone,

We just wanted to wish everyone a happy and peaceful Memorial Day. We hope that you are spending some quality time relaxing and enjoying your day. It is certainly a hot one here in New York, and the Air Conditioners are running at full blast. This leads me to a tip that we wanted to share with you that might save you a few dollar per

month.

Basically, rates are constantly on the increase from the electric company, and they give you every reason under the sun (no pun intended) for these increases. However, there are two options that you can look into that might save you some money, so let's address them both here:

Your first option would be to call your electric company/utility (on Long Island, ours is LIPA), and ask them what it would cost per month to be put on a "budget billing plan". What they will do is to calculate an average monthly payment, and with your permission, will change you to that fixed monthly payment. The benefits of this are immediately obvious if you take this plan when the summer begins. The reasoning is that if, for example, you spend \$300 per month during the summer (air conditioner, pool filter, etc), and you pay \$100 per month during the winter, your summer payments will drop dramatically. The drawback is that when the winter comes, your payments will be slightly higher (there are less months of running the Air Conditioner vs. not running it). Also, it makes it easier for your own personal budgeting, in that you know what the payments will be each month, and there will be no "surprises". We have been doing this, and when the 12-month billing cycle was over, we were actually faced with a surplus, which was credited back to us. That is actually a great surprise!

Your second option, which you can do concurrently with the first option, is to speak with your neighbors and get a sense of what they are paying. If you see a large disparity between what they are paying for a similar type of home and similar type of appliances (important!) and what you are paying, contact the electric company and request an audit. They will do some back-end review, and will probably send someone out to your home to review your infrastructure, as well as send you a link to their website to run a manual energy audit.

These are all good ideas for you to look into and we hope that they save you some money.

Do you have any other tips that we did not touch on here? We would love to hear. Please send us your comments to this post.

We will be posting more this week, as there are a lot of very exciting things going on here that will have a significant impact on your search for a Rent to Own Home, or to help you Rent to Own your home.

Have a Great Holiday and Happy Rent-to-Owning !

Top 6 Housing Features that Define Comfort

(HomeRun Homes - <http://www.Lease2Buy.com>)

<http://www.blogginglease2buy.com/2010/05/6-housing-features-that-define-comfort.html>

http://www.lease2buy.com/podcasts/Podcast_Lease2buy_HomeRun_Homes_Rent_to_Own_052810.mp3

Hi Everyone,

Hope you have had a great week, and the Memorial Day Weekend is upon us. Literally...it's hours away !

We recently took a poll amongst people advertising their Rent to Own homes on our website, and we asked them a very specific question: "What do you consider the most attractive features of your home and neighborhood?". We posed the same question to people looking for a Rent to Own Home on our website, but we changed it slightly to say, "What would you consider the most attractive features of a potential new home and new neighborhood?" The results were tallied, and we have summarized the top 6 of them, since they were the most popular by a landslide. Here is what we found out:

6 Housing Features that Define "Comfort":

1. Ability to make the rental or house payments
2. Proximity to Employment
3. Proximity to Family
4. How easy it is to get around locally - bus routes, trains, etc
5. Amount of traffic in (1-mile) perimeter around the home.
6. Proximity to Houses of Worship

If you are all thinking the same thing I am, it is amazing that the majority is primarily concerned with being able to make the payments. I wonder if we had done the same poll 3 years ago, if the results would be different? We can only wonder. Incidentally, take note of #3 ("Proximity to Family") - my Mother-in-Law lives overseas - so I am living outside that particular rule (wonderful lady - but space is good, universally).

OK, this week, we have been syndicating our Blog across may more Social Media sites, and, we are very proud to announce:

Our Podcasts are now available on iTunes for Free Download. The exact link to our iTunes Store is:

<http://itunes.apple.com/WebObjects/MZStore.woa/wa/viewPodcast?id=373351426>.

We will try to make at least 1 or more Podcasts per week, coupled with our 3 +/- Blog Posts per week.

A few reminders: We offer very generous referral fees (contact us here for more information). Also, the Pending Home Sales index will be released next Wednesday, June 2nd, and it will cover the month of April. Keep your eyes peeled for that one.

May you have a fantastic Holiday Weekend.
And as always, Happy Rent-to-Owning !

[Ambivalent Housing Market, Secrets of Rent to Own, etc...](#)

(HomeRun Homes - <http://www.Lease2Buy.com>)

<http://www.blogging.lease2buy.com/2010/05/ambivalent-housing-market-secrets-of.html>

Hi Everyone,

I hope you are having a great week. We are already half-way through, and chugging along towards the long Holiday weekend !

Today, I wanted to return to the ambivalent topic of the housing market, and I wanted to cite two very interesting pieces. The first article is about the rise in New Home Sales in April. This is very interesting, but as we know, the tax credit expired on April 30th, and to see if the mad rush to buy new homes continued after that date, I want to see the numbers for May ! Am I never satisfied? Well, that brings us to the second article, which says, "After increasing last summer, U.S. home prices are drifting lower again". "Clashing, Contradictory, Uncertain, Undecided"? These are all synonyms from Thesaurus.com that describe this ambivalent condition. One would have to argue that as the old cliché dictates, "only time will tell".

On the Website side of things, we have been working hard to get our site to render/appear well on your iPhone, Droid, etc. We will be entering the mobile testing phase in the next few weeks and will post our results for some of the most common mobile devices after that time.

Be sure to check out our "Secrets of Rent to Own" Guide Here. This is a handy guide for anyone that is Looking to Buy a Rent to Own a Home or is Selling a Rent to Own Home. It's a great first step in the direction of a Rent to Own agreement, if that is indeed what is of interest to you.

What else would you like to hear us Blog About? We have been taking your opinions and surveys and responding to them. Keep it coming, as we truly value your input and suggestions. Comment below or E-mail us Here.

Have a Great Week, and Happy Rent-to-Owning !!

[Blogging from the heart...](#)

(HomeRun Homes - <http://www.Lease2Buy.com>)

<http://www.blogging.lease2buy.com/2010/05/blogging-from-heart.html>

http://www.lease2buy.com/podcasts/Podcast_Lease2buy_HomeRun_Homes_Rent_to_Own_052410.mp3

Hi Everyone,

We hope you had a great weekend, whether you were looking for a home or selling a home, or whether you just chose to take it easy and unwind. Summer is definitely in the air, and the humidity is creeping up.

This entry today brings us one step close to the summer, a time for vacations and fun, but also a time where people who are looking for and selling a home begin to feel some desperation. Perhaps they have children that they would like to have situated in a new school district before the school year begins. Perhaps you have children who just graduated or are moving to college, and you want to down-size. The summer stirs up all of these different situations, and it is on it's way. We hope that the new data coming out this week supports a stronger housing market, so a lot of people are taking a "wait and see" attitude.

Of course, there are those in desperation that are only looking straight ahead towards their immediate and urgently pressing goal of buying or selling. Those that are potentially in serious trouble and face imminent problems. To those people, we say to you, albeit hopefully of some comfort to you, that, "in darkness shineth light". This is from a Latin phrase roughly translated into English, but if you read it over, it will make you realize that little rays and sparks of hope will appear. It's all about perspective. If your family and children are healthy, monetary issues are worries over lack of paper - literally. These are problems that cannot kill you, if you conquer the stress that you impose on yourself during those times. Often, it's literally, "You against You". Realize this, stay strong, and you will make it through.

You do have options, and you do have choices. We founded our company on the principles of a desperate need back in 2002, when the market was in a good position. Regardless of the market, needs and desperation are always present, just to varying degrees. Keep your head up and be strong.

Blogging from the heart !

Have a great week, and Happy Rent-to-Owning !