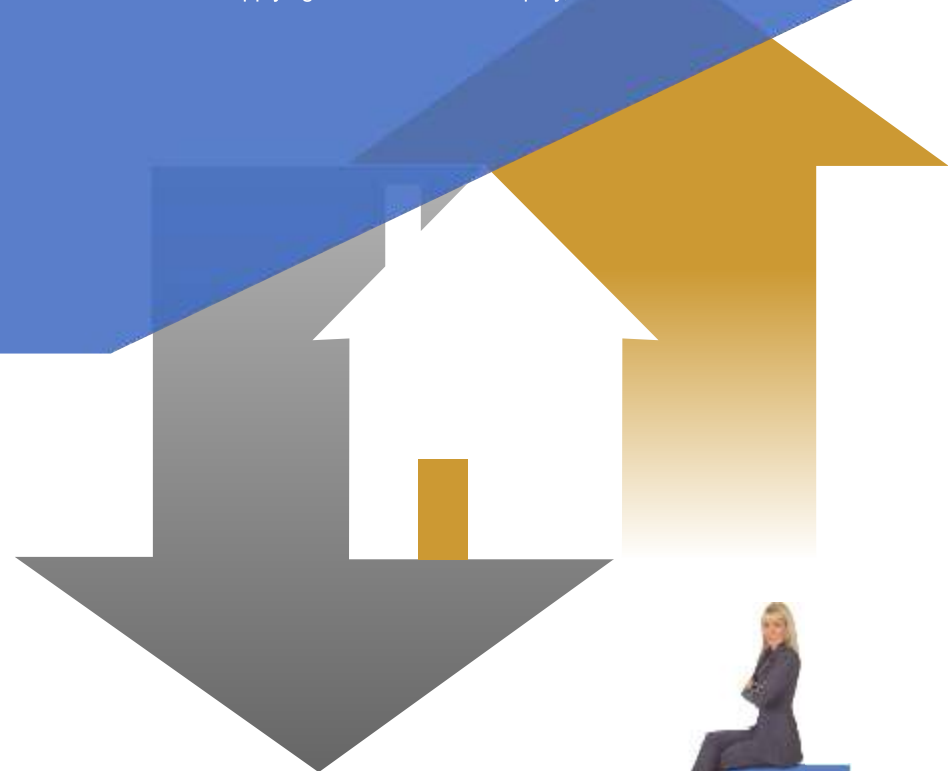


GREYHAWK LANDING

Professional Real Estate Market Update

LOOK INSIDE...

- For up-to-date Greyhawk Landing Real Estate Activity
- 2011 FHA, VA, & Fannie Mae Waiting Guidelines
Before applying for loan after bankruptcy, foreclosure or shortsale.



Provided by:

Kim Simone

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September 2011



Kim E Simone, PA
 Realtor®, ASP™
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GreyHawk Landing Activity 07/06/2011 - 09/01/2011

ACTIVES

Address	List Price	BR	BA	Sq Ft	Pool
12278 LAVENDER LOOP	\$ 224,990	3	2	1887	N
111 CALADIUM CT	\$ 224,990	3	2	1887	N
12271 LAVENDER LOOP	\$ 234,990	3	3	2164	N
12419 ASTER AVE	\$ 264,900	4	3	3018	Y
12467 NATUREVIEW CIR	\$ 269,000	4	3	2962	N
109 CALADIUM CT	\$ 289,990	4	4	2948	N
104 CALADIUM CT	\$ 294,990	4	4	2948	N
270 PETREL TRL	\$ 299,900	6	4	3929	N
105 CALADIUM CT	\$ 299,990	5	4	3173	N
12024 ASTER AVE	\$ 315,000	4	3	2368	Y
218 PETREL TRL	\$ 323,708	4	4	3817	Y
306 SNAPDRAGON LOOP	\$ 329,000	4	3	2675	Y
13049 PEREGRIN CIR	\$ 329,900	4	3	2818	Y
251 PETREL TRL	\$ 339,900	4	3	2643	Y
333 BLACKBIRD CT	\$ 425,000	4	3	3067	Y
12610 DAISY PL	\$ 429,900	5	3	2926	Y
12432 DAISY PL	\$ 450,000	4	4	3938	Y
13140 PEREGRIN CIR	\$ 459,000	4	3	3336	Y
12645 DAISY PL	\$ 474,900	4	4	3845	Y
13132 PEREGRIN CIR	\$ 484,000	3	3	3609	Y

PENDINGS

Address	List Price	BR	BA	Sq Ft	Pool
12664 CARA CARA LOOP	\$ 185,000	3	2	2281	N
12331 LAVENDER LOOP	\$ 194,000	4	3	2230	N
12389 LAVENDER LOOP	\$ 203,500	4	3	2233	N
275 DAHLIA CT	\$ 209,000	3	2	2272	Y
12383 LAVENDER LOOP	\$ 235,000	4	3	2244	Y
12235 LAVENDER LOOP	\$ 240,000	3	3	2312	Y
12039 ASTER AVE	\$ 269,900	4	3	2648	Y
12732 DAISY PL	\$ 269,900	3	3	3038	N
13057 PEREGRIN CIR	\$ 279,000	4	3	2329	Y

PENDINGS CONT...

Address	List Price	BR	BA	Sq Ft	Pool
12110 ASTER AVE	\$ 286,900	4	3	2632	N
12835 DAISY PL	\$ 289,900	5	3	3872	N
1021 BRAMBLING CT	\$ 299,900	3	3	3912	Y
12618 CARA CARA LOOP	\$ 299,900	5	3	3018	Y
13039 PEREGRIN CIRCLE	\$ 315,000	4	3	3153	Y
12428 DAISY PL	\$ 325,000	3	4	3125	Y
360 SNAPDRAGON LOOP	\$ 339,000	4	3	2618	Y
12536 NATUREVIEW CIR	\$ 375,000	6	3	3854	N
445 PETREL TRL	\$ 429,990	4	3	3102	Y
12723 PENGUIN DR	\$ 449,000	4	3	3251	Y

SOLDS

Address	Sold Price	BR	BA	Sq Ft	Pool
12362 LAVENDER LOOP	\$ 175,000	3	3	2214	N
263 DAHLIA CT	\$ 199,260	4	3	2214	Y
216 DOVE TRL	\$ 206,000	4	3	2430	Y
12231 LAVENDER LOOP	\$ 219,000	3	2	2276	Y
13078 PEREGRIN CIR	\$ 240,000	4	2	2463	Y
12455 NATUREVIEW CIR	\$ 230,000	4	3	2427	Y
13108 PEREGRIN CIR	\$ 245,000	4	3	3090	N
13010 PEREGRIN CIR	\$ 269,000	4	2	2521	N
12419 ASTER AVE	\$ 189,000	4	3	3000	Y
259 DOVE TRL	\$ 287,500	4	3	2625	Y
204 DAHLIA CT	\$ 305,000	5	4	3339	Y
365 BLACKBIRD CT	\$ 375,000	4	3	3002	Y
343 PETREL TRL	\$ 352,000	4	3	3452	N
12815 MAGPIE PL	\$ 505,000	5	4	3880	Y

For additional information visit
www.GreyHawkLandingProperties.com

Kim Simone (941) 746-5525

The Realtor® that's been successfully helping people buy and sell homes in GreyHawk Landing since it's inception. As a top producing Realtor® for 14 years, and a former "on-site" sales associate for the GreyHawk developer, I have an extensive knowledge of the community, the builders and local market conditions.

2011 FHA Waiting Guidelines	Waiting Period before Applying For FHA Loan
Chapter 7 Bankruptcy	(2) Two Years after discharge
Chapter 13 Bankruptcy	(1) One Year after discharge
Foreclosure	(3) Three Years after sale date of foreclosure
Short Sale / Notice of Default	(3) Three Years

2011 VA Waiting Guidelines	Waiting Period before Applying For VA Loan
Bankruptcy	(2) Two Years after discharge
Foreclosure	(2) Two Years
<p>Short Sale - If you are a Veteran, you may apply for a VA guaranteed loan immediately following a Short Sale. If Non-Veteran you may apply for a VA guaranteed loan TWO (2) after a short sale, unless it was a VA loan then restrictions apply. Credit must be re-established with a minimum 620 credit score</p>	

2011 Fannie Mae Guidelines	Waiting Period before Applying For FNMA Loan
Bankruptcy	(4) Four Years after discharge
Foreclosure	(7) Seven Years after sale date of foreclosure
Short Sale / Notice of Default	(7) Seven Years
<p>Credit must be re-established with a minimum 660 credit score. Fannie Mae has reduced waiting periods in cases of extenuating circumstances. The death of a primary wage earner seems to be the only one I have been able to identify up to this point.</p>	

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