

The Stanfield Group

September 2009

911 dock compliance urged; Ameren UE encourages dock owners to plan now for signage regulation



Ameren UE is encouraging dock owners to plan now for the 911 address regulation that will take effect in 2010.

The new law that requires all docks to have the nearest 911 land address posted was signed by the governor last month. The bill is similar to Ameren UE's regulation for signage on docks.

Ameren UE requires all dock owners who are replacing or installing new permit and address signs to comply with their guidelines.

The guidelines are simple:

- **3-inch lettering** in a color that contrasts with the background
- **Three lines** that display
 1. UE permit number
 2. 911 address
 3. zip code
- **approximately 24 inches wide by 14 inches tall** (or as necessary to accommodate 3-inch letters).
- **The sign must be made from 0.08 aluminum or the equivalent** so that it will withstand weathering.

If you have questions or need any additional information concerning these requirements you may contact the Ameren UE Shoreline Management Office at 573-365-9252.

Order Your Dock Signs Today at
www.LOT0dockaddress.com

Exclusive offer for The Stanfield Group Clients, enter "Stanfield" after placing your order and receive \$5 off your dock sign!

Real Estate more stable at the Lake

While recent U.S. Department of Commerce statistics show an 11 percent increase in new single-family home sales from May to June, the lake doesn't fit the national average mold.

While the market here for the sale of new homes doesn't reflect the national percentage, Steve Gum, Lake of the Ozarks board of realtors president, said home prices around the lake have remained stable compared to other parts of the country. With a majority of interested buyers coming from second-home owners, Gum said they're not necessarily interested in a "new" home, rather the key phrase is "lake" home.

People are coming into the area thinking that the prices of our lake homes have dropped like in other parts, Gum said. Gum explained that if there is a drop with lake homes, it's only at about 3-4 percent, whereas nationwide, some areas are seeing the value of homes drop 20 percent or more. Gum said starting late June to early July, he has also seen an increase in interested buyers more than any other time this year. While more people are looking, Gum said they're holding off for now when it comes to buying. "What I'm hearing is that they're waiting for interest rates to bottom out, thinking

they might drop," Gum said. Buyers are also more interested in the lower-priced homes around the area. During the period of Jan. 1, 2008-July 28, 2008, the average sale price of a home was \$235,065, compared to \$199,141 the same period this year. Gum explained that these numbers show that buyers are cutting back and looking for more affordable homes, it doesn't mean the value of the homes have dropped very much.

Courtesy of lakenewsonline.com

the
real estate
leaders.



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The opportunity of a lifetime is at hand – right now.

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Tax Credit Basics

- You are considered a first-time buyer if neither you nor your spouse has owned a principal residence in the U.S. within the last three years.

- You must close on your home purchase no later than Nov. 30, 2009.

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Be a Better Time
To Become a Homeowner!



- There is no minimum income for claiming the credit. If you don't owe any taxes, you can receive it in cash.

- You can claim the credit when you file your 2009 tax return – or, if you'd

rather not wait, file an amended 2008 return and receive the money upon purchasing your home. There also are programs that will advance the money to help on your down payment.

- If you co-sign a mortgage to help your child buy his or her first home, your eligibility does not affect your child's ability to qualify for the credit.

I can't provide every detail of the program here – and I'm not qualified to give you tax advice – but I can help you make sense of the regulations.

Don't wait. Give me a call and I can help you decide whether now is the time for you to become a homeowner. And if the time is right, I'd be honored to represent you as you seek out your dream home.

Have you visited us on the web lately?

The Stanfield Group's premier websites www.stanfieldsells.com and www.thestanfieldgroup.com offers you complete Lake of the Ozarks Information.

Whether you are looking to buy or sell, call The Stanfield Group, The Lake's Real Estate Experts! With over 12 years of experience as a full time realtor and active member in our community, we are dedicated to providing professional real estate service to every client we serve!

To find out more about us, visit our website to see what sets us apart from everyone else! Our office is #1 in total 2009 home sales and currently retains 34% market share lakewide for 2009!



- For lenders, foreclosure is the last resort - one they wish to avoid if all possible
- They may be open to other options - ones that can help you avoid foreclosure and the drastic effect on your credit.
- Options include modifying the loan to make it more affordable or a short sale.

If you've missed payments or received a pre-foreclosure letter, take action NOW!

I have received specialized training in helping homeowners avoid foreclosure and the drastic hit to their credit. We can explore several options. I can't promise to keep you in your home, but I will work diligently with you to arrive at the best outcome for your circumstances.



New Missouri Regulations Regarding Lakefront Residential Appraisals

I am very excited to report to you that Governor Jay Nixon signed House Bill 842 last month in a private ceremony. This is a HUGE step for all Lake Area Real Estate in overcoming the issues we have faced this spring and summer with the removal of Boat Docks from Residential Appraisals. You can view the complete copy of the Bill 842 on my website, www.stanfieldsells.com. In it, you will see that it has made a change in the appraisal section of the Missouri Statutes, clarifying that a Boat Dock can be considered Real Property. The new law takes effect August 28th.

This new legislation will be a huge benefit to us in our continuing quest to get Freddie Mac and Fannie Mae to clarify their position on Boat Dock and Boat Slips to the MO Appraisal Commission so that we can move forward with our normal business practices of including Boat Docks and Boat Slips in a loan package, as they should be! The Real Estate Board of Directors and Leadership Team both local and statewide are still working with Freddie and Fannie to sort this out and it may still take some time to get the clarification needed, but we are definitely heading in the right direction!

The passing of HB 842 is something that the Members of the Bagnell Dam and Missouri Association of Realtors can be proud of because they DID make a difference. This legislation was written, proposed, and passed in 4 weeks!!

Support Our Local Businesses!




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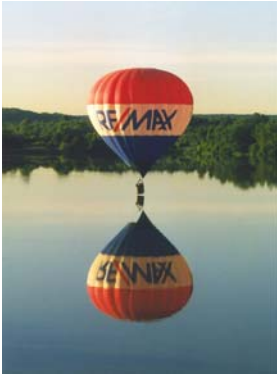
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Under New Management!



Community Events

August 28-30 21st Annual Lake of the Ozarks Shoot-Out Boat Race. The Shoot-Out is the largest unsanctioned boat competition in the US. Located at Capt Ron's, just south of Hurricane Deck bridge.

September 17-20 3rd Annual Lake of the Ozarks Bike Fest. Thousands of motorcycle enthusiasts will gather at the Lake for an action packed weekend.

September 18-20 40th Annual Hillbilly Fair. Located in Laurie, the Hillbilly Fair offers family entertainment with parade, carnival and other festivities.

September 18-20 22nd Annual Mountain Man Rendezvous. Lake Ozark pays tribute to the mountain men who opened the West. Come see the French Artillery Cannon shoots and the amazing anvil toss!

September 25-27 Offshore Super Series National Championship Boat Race. The world's fastest boats compete in eight classes for the national championship near the Horny Toad Complex in Lake Ozark.

If your home is listed with another broker, this is not intended as a solicitation. "Each office independently owned and operated."



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Whether you are looking to buy or sell, call THE STANFIELD GROUP, the Lake's Real Estate Experts!

With over 12 years experience as a full time realtor and active member in our community, we are dedicated to providing professional real estate service to every client we serve!