

Government's New Foreclosure Prevention Plan

The Obama Administration revealed last month a new plan to stem foreclosure. Assistant Secretary of the Treasury, Herbert M. Allison, contends that the nature of the foreclosure crisis has shifted from one of sub-prime mortgages to one of helping the unemployed and under-water to survive bad times. The Homes Connection believes he is correct

For loans above 115% of market value, mortgage write-downs will be considered in order to bring the homeowner's payment to 31% of income. In response to concerns that the mortgage write-down program would encourage people to default who might have otherwise continued to pay, the government has held firm that this program will impact only a small fraction of homeowners with mortgages that are under water. Further, they believe that it will be popular with mortgage investors who are interested in stronger long-term performance of these assets.

FHA will also play a larger role in refinancing under water mortgages because lenders will have the option of using FHA's federally insured mortgage program to underwrite the loan. Lenders must write down the loan at least 10% to 97.75 LTV. Second mortgage holders must agree to writing down the loan in order for the whole loan to stay within 115% of market value.

For unemployed homeowners, mortgage holders must provide 3-6 months of forbearance before re-starting payments. To qualify, the unemployed homeowner must live in the home, must request the temporary hold on payments within the first 90 days of becoming delinquent, and must

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The Spare Room...by Amanda Ellsworth

Many a homeowner asked the question: What to do with the spare bedroom – home office or guest room? Not that this is the worst issue to find yourself faced with, mind you, but we'll leave the existential question of having more space than you need for another day...

No, here we seek simply to discuss the matter at hand. You have a 4 bedroom home and 2 children, leaving you with a spare bedroom. You sometimes find yourself working from home, and the kitchen table is perhaps not the most comfortable (or conducive) place to work. A home office would be very nice. But then sometimes your in-laws come to visit, and they do need a place to sleep... It's a challenging question.

Could the answer possibly be *both*? A room with a bed AND a home office? How can this be, if you, like most of us, live in a normal-sized house with normal-sized rooms? Enter the Murphy bed. That fantastic, space-saving, ultimate in hide-away beds...

Now, maybe you've stayed in a hotel that offered an ugly in-wall Murphy bed. Put that out of your mind. The Murphy bed you want is a piece of furniture designed to match your style – Shaker cherry, Mission oak or Scandinavian maple! Whatever your style, imagine your wardrobe housing a platform bed. A piece of furniture

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Ashland	Ashland Properties	Southborough										
 <p>New Construction Build your home in a country setting with 3-4 bedrooms, tile, wood and cathedrals. Near the Hopkinton State Park, convenient for commuters, it is part of a wonderful new hilltop community. 14 models available.</p> <p>Entry Price: \$510,000 Call: John Ellsworth 508-881-3404</p>	<p>properties currently listed for sale/pending in Ashland as of 4/12/10</p> <p><u>Single Family Homes For Sale</u> presently listed for sale: 64 Average list price = \$414,842 Average days on market = 128</p> <p><u>Single Family Under Agreement</u> under agreement: 23 Average list price = \$416,448 Average days on Market = 105</p> <p><u>Condominiums</u> presently listed for sale: 29 Average list price = \$293,137 Average days on market: 111</p> <p><u>Condos Under Agreement</u> under agreement: 14 Average list price = \$279,796 Average days on market = 120</p>	 <p>Antique set back from the road. Fenced for privacy, the character is everywhere...dining room and living room have gorgeous built-ins, the bedrooms are lovely, the three porches lend lots of charm. Notice the wood floors. The attic is fabulous for storage. The exterior barn was painted last fall.</p> <p>Listing Price: \$419,926 Call Margot Ellsworth 508-881-5242</p>										
Ashland	<p>The Homes Connection Listings: realtor.com, boston.com, google.com/base homesconnection.com, And many others</p>	Ashland										
 <p>Awesome home set in a cul de sac neighborhood. The kitchen was redone in '04 with corian, cabinets & wood floors & a skylite for lots of natural light. The windows were replaced in '09 and you have easy maintenance vinyl exterior. Come by and see all of the updates for yourself. Seller hooking up to town sewer.</p> <p>Listing Price: \$339,939 Call Margot Ellsworth 508-881-5242</p>	<p>Word Scramble Vacation Anyone?</p>  <table border="0"> <tr> <td>1. infghsi</td> <td>6. ntVremo</td> </tr> <tr> <td>2. odC Cpea</td> <td>7. gttcoea</td> </tr> <tr> <td>3. enMia</td> <td>8. ingwsmim</td> </tr> <tr> <td>4. klea</td> <td>9. bgnitu</td> </tr> <tr> <td>5. hecoa</td> <td>10. rptowNe</td> </tr> </table>	1. infghsi	6. ntVremo	2. odC Cpea	7. gttcoea	3. enMia	8. ingwsmim	4. klea	9. bgnitu	5. hecoa	10. rptowNe	 <p>New Construction Brand new 3 bedroom, 1.5 bath, 2 car garage. Great kitchen with maple cabinets, Granite and stainless steel appliances. This house is under construction and will be completed in May. Come and pick your paint colors, flooring and lighting.</p> <p>Listing Price: \$409,900 Call: Dan Aho 508-326-3793</p>
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The Homes Connection Team

					
John Ellsworth 508-881-3404	Margot Ellsworth 508-881-5242	Dan Aho 508-326-3793	Stephanie Streit 617-519-9043	Mary Stilwell 508-561-0256	Hugh O'Rawe 508-797-5561

Ashland Commercial Rental



Right in middle of downtown Ashland with municipal parking across the street. Full basement, oil steam heat and a/c. Delay in rent payment during renovation negotiable. Must be seen to appreciate the amount of space inside (approx. 2400 sf).

Rental Price: \$2,650/Month
Call: Bill Gath
508-989-0181

Properties Sold March

Ashland Single Family

6 Waushakum	\$185,000
14 Roberts Rd.	\$209,900
28 Tri St.	\$224,900
10 State St.	\$304,000
5 Bresnick	\$500,000
Average Sale	\$284,760
Avg. days on Market	316

Ashland Condominiums

267 MeetingHouse	\$210,000
24 Meeting House	\$225,000
164 Captain Eam.	\$280,000
Average Sale	\$238,333
Avg. days on market	46

Ashland



What a view!
 This colonial w/ 2c garage offers freshly painted exterior & interior, and has 4 bdrms, 2.5 baths, including fire placed family room & MBR w/ vaulted ceiling, bath & great closet space. It abuts town owned land for great privacy.

Listing Price: \$449,991
Call: Margot Ellsworth
508-881-5242

Worcester



Abut the Audubon!

Wonderful 3 bedroom, 1 bath ranch abuts Audubon preserve in the Rice Square area. Offering updated bath and kitchen, wood and ceramic floors, with lower level 1 car garage and den. Call now!

Listing Price: \$199,900
Call: John Ellsworth
508-881-3404

Cont'd from Pg 1 not owe more than \$729,000. A HAMP modification will be considered following the forbearance period, and if the homeowner has not been re-employed they will be considered for a Deed in Lieu of Foreclosure or a Short Sale.

Incentives for lenders to participate in HAFA Short Sales and Deeds in Lieu of Foreclosure have been increased from \$1000 per instance to \$1500, and relocation help for homeowners in the HAFA program have increased from \$1500 to \$3000.

Adapted from an Agent's Advantage letter, Bob Massey—President

Ashland



Enjoy the Reservoir!

With approx. 2,600+ sq.ft, this 4 level home offers 4 bdrms, 2.5 baths, nestled on .82 acres of privacy. Lots of glass, cathedrals, island kitchen/ skylight & granite. C/A and wood floors add even more to this beautiful property.

Listing Price: \$485,000
Margot Ellsworth
508-881-5242

Join Our Team; Experience the Difference!



Lisa Massauro 508-397-8811	Mike Terranova 781-526-3595	Rajesh Jaiswal 508-740-4560	Bill Gath 508-989-0181	Joseph Milani 774-254-1589
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RENTALS ANYONE?

The Homes Connection has rental agents who cover MetroWest towns. If you are a landlord or in need of an apartment, call:
508-231-4566

Ashland



This is a marvelous craftsman style building in a wooded suburban area, on a 2 acre piece of land, set back from the road. The exterior is a distinctive style, fitting for the lot. An optional planned expansion in the basement includes guest, exercise, and media rooms.

Listing Price: \$649,900
Call: Margot Ellsworth
508-881-5242

Ashland Rental



Owner occupied two family. Apartment has new carpet & fixtures, private deck, huge yard. Gas stove. Washer dryer hookups in basement. Plenty of off street parking. Located in a quiet neighborhood. Easy commute to Rt. 9, Pike etc... Don't miss out. Cat ok - 2C parking off street.

Rental Price: \$850/Month
Call Joe Milani
774-254-1589

(Cont'd fm pg. 1 The Spare Room)

that stands against the wall, taking up little more space than a bookcase. A bed that doesn't eat up all of your precious office space. A room that meets both of your needs. I did say "fantastic", didn't I? Sweet dreams from Narnia...

Amanda Ellsworth, Designer
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 Mobile: (781) 367-3345

Castlewerks
 Fine Furniture & Custom Cabinetry

Michael McCoy
 Designer & Maker
 978.852.2857
 michael@castlewerks.com
 www.castlewerks.com

Spring Lawn Tips, Chiff.com

Get your lawn mower checked and its blades sharpened if you didn't get the job done in late winter. Sharp blades cut better and leave your lawn grass healthier. Grass growth is vigorous in the early spring garden, so edge your flower beds with a sharp trench between them and the grass to keep it in bounds. Repeat this job a couple of times through the season, or installing permanent edging goes a long way towards having a lower maintenance flower garden.

Ashland Multifamily



Well maintained, updated 3 family home in a very convenient location. This home has a fenced in yard, newer kitchens and baths and is lead mitigated. Near shopping, commuter routes and the "T". Separate garage and good sized lawn.

Listing Price: \$349,900
Call: John Ellsworth
508-881-3404

Try a New Direction

Many folks are looking for **career changes**. Why not consider the real estate path? Call John or Margot for an appointment to talk.
 508-231-4566

Word Scramble Answers

- | | |
|-------------|-------------|
| 1. fishing | 6. Vermont |
| 2. Cape Cod | 7. cottage |
| 3. Maine | 8. swimming |
| 4. lake | 9. tubing |
| 5. ocean | 10. Newport |



ACCESS TO NATIONAL LENDERS AND LOCAL BANKS PROVIDES A COMPETITIVE INTEREST RATE ADVANTAGE AND NUMEROUS MORTGAGE SOLUTIONS:

- CONVENTIONAL FINANCING
- FHA/VA FINANCING
- 203K RENOVATION LOANS
- USDA FINANCING
- REVERSE MORTGAGES
- NO POINT NO CLOSING COST OPTIONS AVAILABLE.



Kim Muscatello

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Massachusetts Broker and Lender # MC1883 NMLS #2030 Rhode Island Broker # 20072173LB Rhode Island Lender # 20072174LL Licensed by New Hampshire Banking Department #10270-MBB & #10271-MHL Florida Lender # 0501101 State of Maine # SLM10152 Vermont Lender License # 6090 Connecticut Mortgage Correspondent Lender MCL-2030

