Here Are Six Ways Realtor Can Aid A Buyer

Steps in purchasing a home-and how your Realtor can help you.

1. Space for living--your Realtor will show you a home big enough to take care of the present and probable future needs of your family, based on your own description of your wants and desires. He will consider many factors-number of rooms, arrangement, closets and storage space, adaptability of rooms for your special interest, porches, garden area, and the possibilities for expansion.

2. Economy and convenience--size is a relative factor. In some cases, spaciousness is essential. In others, utility and spacesaving devices make a compact home seem large. The livability of a home, more significant than the floor area, is determined by the facilities and equipment. Your Realtor will recommend to you a home that contains the features you want. If facilities you want are not present, he can determine whether they can be added within your home purchase budget.

3. Style and construction--pleasantness and appropriateness for the site are the things that determine the "right" style of architecture for any home and your Realtor will show you one or more that are suitable. And whatever the style, he will find out the facts about construction, which will enable you to be sure that the home you buy will give long service and maintain its resale value.

4. Good location--by whatever standards you judge "location"-whether you mean convenience to schools, church and bus lines, or if you are more concerned about the attractiveness of the neighborhood or a good address-your Realtor can find you a home that answers your needs. He will think of all the details and everything that can affect the livability and future of the property.

5. Technical information--your Realtor can tell you all the facts about homes available on the present market. He'll have answers to questions about taxes, assessments, restrictions, setbacks, building lines, easements, and installation of gas, electricity and sewer lines. This information is important. It can't be had simply by looking at a property, but must be learned from official records.

6. Price and financing--of course you want good value! And you want to avoid unnecessary red tape in buying your home. Your Realtor will help you on both scores. His policy is to sell only homes that are realistically priced, in line with the current market. When you tell him how much you intend to pay for your home, he can show you property that fits your budget. He can also suggest the easiest and most economical way to finance it through a lending agency, if you so desire.

Builder Sees New Home Prices on Increase in '66

"New-home prices will continue to rise for at least the rest of 1966, and probably longer." This prediction was made to the United Northwestern Realty Association - Western Wayne - Oakland County Board of Realtors, by guest speaker Robert Zisette.

Zisette said that the continuing price rise is due to present labor conditions, rising labor wages, a shortage of materials and increased costs of financing.

Zisette explained that the automotive industry of Detroit had siphoned off much of the skilled labor, thus depleting the labor market of skilled tradesmen to a certain degree. "Also, many of the trades suffer a seasonal shortage, especially during the summer when building is at its peak," he told Realtors.

The present union contract called for an increase which would raise the carpenters' hourly wage approximately 25 cents, and this will add to building costs, Zisette pointed out. He also mentioned that the government has been buying large quantities of lumber to meet the demands of the Vietnam conflict, and a shortage of materials has resulted.

"All these factors lead to increased costs for the home building and also lengthen the period of time needed to build a home." Zisette amplified by saying that whereas in 1963-64 it took from 45 to 60 days to build a new home once the basement was in, today it takes from 120 to 150 days.

He concluded by pointing out that "since Jan. 1, 1965, the prices of homes built by my firm have gone up as much as $3,000."

What Is A Realtor? Here Are Qualifications

A Realtor is a member of the National Association of Real Estate Boards, one of the largest professional and trade associations in the nation. to qualify for membership in NAREB, a real estate broker must demonstrate his professional ability, must be approved by the other members of the local board and, finally, subscribe to the rigid Code of Ethics of the National Association.

The primary goal of the Realtor under this code is to keep the interests of both the buyer and the seller uppermost in mind during a transaction.

The National Association of Real Estate boards was founded in 1908 in Minneapolis and now maintains offices in Chicago and Washington, D. C.

Realtors are kept up to date on changes in real estate law, mortgage rates, buying trends and other business factors through publications of the Associations professional staff, which maintains close contact with developments throughout the country.

Livonia Schools Expect 38,000 By 1968

Livonia Public Schools enrollments in 1968 are expected to reach 38,650, a dramatic increase in one decade of 19,056 boys and girls above the 12,594 in classes in the school district in 1958-59.

Statistics released by the Livonia Board of Education stated that in an era of world-wide exploding population the number of children of school age in the Livonia School District increases at an even greater rate than it does throughout the rest of Michigan. This, Board Trustees point out, is due to people with sizeable families moving into the district and to growth of family sizes of Livonia's basically young population.

At present, there are two bus lines operating in Livonia. One on Plymouth Road and the other on Seven Mile Road. Two taxi cab companies have extablished service under City permits.