

REAL ESTATE NEWS

Agents turn to computers for jump on competition

By Doug Funke staff writer

Information is power in real estate transactions. And access to up-to-the-minute data, listings of specific houses...

phones using personal computers, store the information, then display the data for clients outside of traditional office settings.

the last five years, they could dial a central location and get into the main computer. Many now don't use it because they're older and computer illiterate.

know about it," she said. "I've got several agents using this; top producers. When people see they can make money off this, then they'll say, 'This is what I need.'"

running. We never have to come back to the office." Balogh said he updates through MLS computers every night.

"It's an excellent tool. You can take information with you at all times and be current," he said. "The problem is, so many different things are happening now. Each one costs \$300, \$400, \$500. That's why I'm waiting, to see what else comes on the market."

California highly regulated

I want to buy a second vacation condominium in the Los Angeles area but am concerned about the real estate climate and whether the condominium laws are markedly different from Michigan.



condo queries Robert M. Meisner and condominium laws there than in Michigan, so you are advised to consult with a competent condominium lawyer before you consider buying there.

There often is a thin line between the giving of management advice and that of legal advice, particularly in the area of interpreting condominium documents or pursuing a construction defect claim against a developer.

Review land deed's language

(AP) — When you buy real estate, such as a house or a plot of land, the seller gives you a deed as proof that you own the property. Although it is essential to have your lawyer review a deed before you sign it, it's a good idea for you to also understand it.

quienclaim deed. This type of deed entitles you to no more than what the seller owned — often less than full ownership.

For example, the state may have filed a claim against the property because the seller neglected to pay property taxes. In that case, you would own the property only after you paid the back taxes from your own pocket.

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CROSSWORD PUZZLER

Crossword puzzle grid with clues for Across and Down. Includes 'Answer to Previous Puzzle' and copyright notice for 1992 United Feature Syndicate.

Real estate listings for 301 Open Houses, including properties in Livonia, Northville, and Farmington Hills.

Real estate listings for 301 Open Houses, including properties in Farmington Hills, Troy, and Westland.

Advertisement for Compliments of The Birmingham-Bloomfield Board of Realtors, featuring a logo and contact information.

Large advertisement for 'Open House' featuring a photo of a house and the 'HOME LINE' logo.

Advertisement for 'LIFESTYLE + BLOOMFIELD HILLS COLONIAL' featuring a photo of a house and contact information for Kathy Townsend.

Advertisement for 'HOME LINE' featuring a list of cities and phone numbers, and a photo of a house.