

# Owner Tenant News

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**INVESTORS NOW IS THE TIME TO BUY TO CLOSE BY YEAR END!!!**

**HOLIDAYS ARE COMING !** - Thanksgiving was made official by Abraham Lincoln in the 1863 when Thanksgiving Proclamation formally began being celebrated. Before ever being recognized by the government, early American's also held rituals and ceremonies to express gratitude to a higher power of life. The 4th Thursday in November is an occasion to be celebrated with family and close friends. Christmas is celebrated by the Christians on the 25<sup>th</sup> day of December even though there is doubt that Jesus was not born on this day. Many other religions celebrate days in December in their own way. Everyone of all religions should spend the holidays together enjoying food and the company of your loved ones. Take time to say, Thank You, to all of our military, police, fire personnel, and other public servants who create freedom!

**YES, WE SELL RESIDENTIAL REAL ESTATE** - It is unbelievable the number of times we hear, “We did not realize you sold real estate”. The only reason we are in property management is for the connection to have the privilege to market and sell for you or to sell you your next property. The amount of money property management makes is not worth the time and effort it requires without gaining the buying/selling privilege that our loyal clients give to us. Your next property may be a new home for yourselves or it may be an investment property. In any and all events we would like the privilege of being your broker of choice. Tenants, remember the only way it makes logical sense for us to buy you out of a lease is if we make a commission. Let us say we make \$6,000 selling you a new home and we pay \$2,000 to our owner for breaking your lease and taking you out at no cost to you. We believe a piece of pie is better than none. Ask any other broker you desire to pay for your lease break out of their commission and I guarantee you will be told you are crazy, even if it is a relative who is a realtor.

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**YOU HAPPY TO LIVE IN THE LAND OF THE FREE? Then on November 8<sup>TH</sup>, 2016 get out and vote or better yet use early voting, if possible. Don't have the excuse you were just too busy to vote or that your vote does not count. All of our votes count!!!**

**NEWSLETTERS ARE ON LINE – If you are an investment property owner desiring to check out **CHRISTOPHER ROBERT CORPORATION** or you missed an **OwnerTenantNews** that contained valuable information that you now need it is always available to you online at <http://www.chrisrobertcorp.com/OwnerTenantNews.html>. There is also information that owners and tenants can use on our website including how we are organized and how we represent the public in all areas of real estate plus vacant property list and how to see complete Multiple Listing Information. Check us out!!**

**CONSIDERING SELLING YOUR INVESTMENT – Now is not the time to sell your investment unless your need is other than making money. Because of the economy crash and the fact that investors of all kinds got in the habit of buying real estate and making money quickly investors by far in large are not a happy group at this time. But, in the event you must sell, we at **CHRISTOPHER ROBERT CORPORATION** want to be your marketing brokers. We will research and price your property correctly for sale in a reasonable amount of time. When the property is tenant occupied we will negotiate on your behalf with the tenant to sell your property during the tenancy. This means we will offer tenant money from you to participate in allowing the property to sell during their tenancy, keeping the property ready for showing and moving when the property is sold. Obviously, it is best for the property to be vacant to sell but we understand that at times this is not your best option.**

**BUYING A HOME IS NOT EASY BUT WORTH THE PAIN – If you have cash or purchase with a conventional loan, without any seller assistance on cost, it can be much easier to buy. Just pay full asking price, except the condition of the home without improvement or repairs, and run towards a fast close of escrow. OK, that is less than 5% of the buying world. Now let's talk about the remainder of us. You struggle to pay rent but have always been able to make enough to pay your bills timely. You do not owe a lot to car payments or credit cards. This means your credit report should not be bad. Then it is time to call **CHRISTOPHER ROBERT CORPORATION** and check out your qualification (without obligation to buy) so you know what price of home you can purchase. Knowing your qualification, we can advise you, with the little money you have saved, the best way(s) to proceed. And we will also be realistic about the obstacles and length of time it will take to be in your new home. There are programs out there to assist you with down payment and closing cost.**