



Maxi
- C A S E -
for REAL ESTATE
661.940.1800
www.maxicase.com

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TAKE CARE OF YOURSELF DURING COVID 19 PANDEMIC

If I can help you in any way, please don't hesitate to call or email. I appreciate your trust and always enjoy hearing from you.

I would love to put my 34 years of Real Estate Experience to work for you.

Ask me for a Free, No Obligation Market Evaluation of your Property.

Hope you and your family are well!

Maxi
661.940.1800
www.maxicase.com
maxicase1@gmail.com
Lic. #00944626

STILL HERE FOR YOU DURING THESE TRYING TIMES

None of us could have predicted this turn of events in our country and in the world. It has been and continues to be very stressful with many heartrending stories in many families. I want you to know that I am still here for you! Thankfully our industry has been designated as Essential so I am here to help you with your Real Estate needs. I am of course following the necessary guidelines in order to work for and with you safely. Vacant property showings are easier as social distancing is easier. With occupied properties, most sellers will turn on all lights, open interior doors then leave for the showing. Buyers and their agents will wear masks, etc. and not touch things in the property. Real Estate sales are certainly slower than usual but we are still getting some escrows closed. Lenders are tightening their guidelines--again no surprise there. To avoid default on their new loans, lenders are taking great care to verify that buyers will definitely retain their employment after the economy is opened back up. Please don't hesitate to call me any time. I am more than a little bored these days.

1031 EXCHANGE NAMING/CLOSING DATES EXTENDED

Because of the pandemic, in addition to extending income tax filing and payment dates, the federal government has also extended the time frames that govern 1031 Tax Deferred Exchanges. For any exchanges in process where the naming of the property date (the 45 day deadline) and the closing date (the 180 day deadline) falls between April 1, 2020 and July 15, 2020 the taxpayer now has an automatic extension through July 15, 2020. Some of the details published remain a little fuzzy but I am sure they will be sorted out.

CENTURY 21 Doug Anderson
1727 W. Avenue K Lancaster, CA 93534





CENTURY 21 Doug Anderson
1727 W. Avenue K, Ste. 102
Lancaster, CA 93534
661 940-1800



Visit my Website www.MAXICASE.com to read some of my past Newsletters and for other resources. Or Call me any time 661 940-1800.

*P.S. I know with home schooling and working from home, things may be even busier than usual but, if you have some free time while staying at home, I would love it if you gave me a Review on Zillow. I am very bad at asking. But since people are now make many of their decisions based on Reviews, I thought it best to ask. I would really appreciate your help! Go to Zillow.com. Type my name into “Agent Finder”. My profile will come up. Click on “8 Reviews” (that’s all I have). Top right is tab to **Write Review**. It’s as easy as that. My Thanks!!*

MARKET CONDITIONS DURING CORONA VIRUS SHUTDOWN

I am sure no one is surprised to hear that during this pandemic event there are less people looking at homes, fewer properties are going into escrow, thus fewer properties are closing escrow right now. There are however lots of people “browsing” the listings on internet sites. We are noticing high numbers of “hits”. The most activity is still in the nicest homes in the lowest price ranges. The nicely upgraded Flip properties are selling the best—particularly in the most affordable price ranges. Even if the homes are not Flip homes but the sellers have recently updated with fresh paint, new flooring and updated kitchens and bathrooms, those properties are also still selling well. This last week several of my mid priced listings also went into escrow. Interest rates are still excellent which is definitely helping. Although some lenders have eliminated some of the more risky loan programs, there are still good first time home buyer programs available. The other good news for buyers is that there is less competition right now. There are fewer multiple offer situations so buyers are getting better deals.

“YOU CAN’T ALWAYS CONTROL WHAT GOES ON OUTSIDE BUT YOU CAN ALWAYS CONTROL WHAT GOES ON INSIDE.” WAYNE DYER