

KEVCO NEWS

Cool off this summer:

The temperature has been steadily rising, but there are lots of ways to cool off around Fort Collins this summer! Take a swim at one of the City's 3 public pools, dive into Horsetooth reservoir, jump on the rope swing at the North Fort Collins swimming hole, or visit one of the many public lake beaches in Loveland, hike along a river, creek or waterfall in Rocky Mountain National Park, take a tube or raft trip down the Poudre, or for the kids, visit the splash parks at Fossil Creek or Spring Canyon. Just because the weather is warm does not mean you have to stay inside by the air conditioner. Northern Colorado offers many fun ways to enjoy the outdoors while still keeping cool!

Also, there are several ice cream shops around town, and even an ice cream truck that visits local neighborhoods to provide delicious frozen treats!

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Did You Know?

- It takes light 8 minutes to travel from the sun.
- Men are 6 times more likely to be struck by lightning than women.
- Slugs have 4 noses.
- A dragonfly's first 6 months of life are spent underwater.
- Stomach acid is corrosive enough to melt iron.
- The lips of a hippopotamus are almost 2 feet wide.
- Giraffes have no vocal cords.
- Spotted skunks do handstands before they spray.



FOR SALE: 1540 Meachum Way, Erie, CO
 Beautiful, well maintained 3 bed, 3 bath home with landscaped yard, large deck, huge master suite, and formal living and dining rooms.



FOR SALE: 417-501 N Hollywood
 Unique investment property! Triplex and single family home. All 4 units currently rented through summer 2014. Great location with mountain views, and community garden area.



PRICE REDUCED: 1210 White Oak
 5 bed, 4 bath home located near Southridge golf course and Fossil Creek park. In neighborhood with award winning elementary school.



FOR SALE: 708 Riverbend Drive
 Awesome investment property, currently rented through 2014 for \$1150 a month. 4 bed, 2 bath in NE Fort Collins. Close to shopping, dining, and easy access to I-25. HUGE yard!

For additional information on all these listings, please contact:

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Seller fears in the current market - Paul Hunter

While the market currently favors sellers, many homeowners are very hesitant to list their properties. I have heard from several clients that they are actually concerned their home will sell too quickly, and they will not be able to find a new property before closing. With the market in a state of frenzy, inventory at extreme lows, and many buyers ending up in bidding wars for their dream property, reluctance to sell your home is only natural.

The fear that you may get an offer the same day as listing, and not be able to locate a new home is completely valid given the condition of the real estate market. However, there are many things a seller can do to protect themselves. Sellers can put extended dates in the contracts to allow for more time to locate a new home. We can also put a contingency clause in a contract that stipulates closing on your current home will only occur if you are able to find another place.

Although the current market is a little tricky to understand and navigate, it is still a great time to list your home and start searching for a new one. Mortgage rates are still very low, and there are properties available. Buyers just have to be willing to move quickly when they see the home they want, and sellers have to be prepared with a contract that will protect them in case of a speedy sale.

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KEVCO Real Estate would like to wish you a very Happy 4th of July! As we celebrate our Independence Day, we would also like to thank all the men and women who serve in the armed forces to protect our freedom!

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