



INTEREST RATES

as per mortgage101.com
 < \$417,000 on 6/8/12

Conv. 30 Year Fixed
 3.250% / 3.414% APR

Conv. 15 Year Fixed
 2.750% / 2.848% APR

Conv. 7 Year ARM
 1.875% / 3.065% APR

Conv. 5 Year ARM
 1.500% / 3.101% APR

FHA 30 Year Fixed
 3.250% / 3.926% APR

For a Purchase/ Refinance,
 based on 750+ credit, Full Doc
 Income, 80% LTV, 20% Down/Equity,
 Primary Home, SFR, King Cty,
 25 Day Lock w/ 0% Loan Orig Fee
 & 0% Disc Pts

IN THEIR WORDS

“ We chose David as our Realtor based on his success selling a house last fall in our neighborhood. We couldn't have made a better choice. Using his knowledge of the current market in our area, he devised a marketing strategy that produced amazing results. Within a week we saw multiple offers that far exceeded our expectations.

- Casey & Sharon Jones

CONTACT

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Maintaining a Perennial Garden

by National Gardening Association Editors

Perennial gardens require less maintenance than lawns, but they do need regular care to look their best and stay healthy.

Remove spent flowers. Using scissors or hand pruners, snip off flower stems just above a leaf or bud when they finish blooming to prevent them from forming seeds. Pick off damaged leaves.

Inspect for pests and problems. Look for leaves with holes or ragged edges; sticky, discolored or spotted leaves; chewed or abnormally growing flowers or buds; or damaged stems.

Water. Dig into the top 2 to 3 inches of soil with a trowel. If the soil is dry, water until the soil is moist to a depth of 6 to 8 inches.

Pull weeds. Remove weeds as you see them on your daily or weekly inspection.

Edge the beds. Keep the edges between your garden and lawn well defined and tidy with a half-moon edger or garden spade. Facing the garden, push the tool blade straight down into the edge of the turf about 3 to 4 inches. Pull the handle toward you to remove a wedge of soil. Repeat around the perimeter of the garden.

Fertilize and mulch. Early in the spring, fertilize with a granular, slow-release fertilizer formulated for perennial gardens. Follow package recommendations for the correct amount to apply. Replace or renew organic mulch, such as shredded bark or leaves.



Paint Smart & Enjoy Your Summer

For faster, easier, more professional results on your painting projects this summer, think about investing in a paint sprayer. Whether you are painting a fence, a deck or your entire home, the right paint sprayer will simplify a project, cut your painting time in half and, if you shop wisely, give years of trouble-free operation. When considering a paint sprayer, look for a product that:

- Is powerful enough to give you a fine finish for the exterior of your house.
- Is versatile and portable so that it can be used for all outdoor painting projects.
- Has a minimum of a 25-foot hose to reach all areas of the project.

- Has a contractor-grade metal spray gun with a full size filter to eliminate clogging.
- Has a hopper large enough to hold more than one can of paint at a time so that you can paint longer without stopping to refill.
- With the right equipment in hand, you will soon put your summer home improvement projects behind you so you and your family can relax and spend time doing what matters to you this summer. *Excerpted from an article provided courtesy of ARA Content*



JUNE HOME WARRANTY TIP:
Over time, the rubber water hoses that come with your new washing machine may leak or burst. It's a good preventative maintenance practice to check these hoses for signs of wear or weakness, and replace them every five years.



Sparkling Iced Tea with Lemon, Cucumber & Mint

- | | |
|---------------|-----------------------------|
| 1 liter water | 1/4 cucumber sliced |
| 2 tea bags | 1 bunch fresh mint leaves |
| 2 lemons | 1 liter unsweetened seltzer |
| 2 limes | ice cubes |

Directions:

Boil water. Let it cool for 10 minutes. Add the tea bags and half of the mint leaves and let it steep for 5 to 10 minutes. This will make a less bitter tea infusion, which is perfect for iced tea.

Squeeze the lemons and limes, reserving a few slices for decoration. Add the lemon and lime juice to the tea infusion. When the mixture has cooled down, add the cucumber slices and the rest of the mint leaves.

Mix 1 part of the tea infusion with 1 part of seltzer just before serving. Decorate with mint leaves, a lime or lemon slice and some cucumber slices.

TIP: The amount of tea, rather than the brewing time is what determines the strength of the tea. Over-steeping can draw out too much tannin and make it bitter. If this occurs, a pinch of baking soda can soften the taste.

<http://www.hsph.harvard.edu/nutritionsource/recipes/iced-teawith-lemon-and-mint/index.html>



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ECHO LAKE MARKET WATCH: HOMES CLOSED APRIL - MAY 2012



816 NE 201st St

1951 One Story
 3bdrm / 1.75bth / 1380sqft / no gar
 Orig List Price: \$184,900 (3/09/12)
 Pending (5/03/12) **DOM=4 days**
 Closed: \$195,100 (5/18/12)
 Sales Price/Listed Price = **105.52%**
 Bank Owned



123 NE 193rd St

1958 One Story
 3bdrm / 1bth / 690 sqft/ 1 car gar
 Orig List Price: \$199,950 (11/08/12)
 Pending: (11/14/12) **DOM=6 days**
 Closed: \$200,000 (4/13/12)
 Sales Price/Listed Price = **100.03%**



19285 Burke Ave N

1952 One Story
 3bdrm / 1bth / 1010 sqft / no gar
 Orig List Price: \$206,000 (3/5/12)
 Pending: (3/17/12) **DOM=12 days**
 Closed: \$206,000 (5/10/12)
 Sales Price/Listed Price = **100%**



2139 N 193rd St

1954 One Story
 3bdrm / 1bth / 1100 sqft / no gar
 Orig List Price: \$214,900 (1/09/12)
 Reduced 2x: \$189,000 (3/19/12)
 Pending: (4/3/12) **DOM=15 days**
 Closed: \$218,400 (4/27/12)
 Sales Price/Listed Price = **115.56%**
 Bank Owned



2109 N 192nd St

1954 One Story
 4bdrm / 1bth / 1190sqft / no gar
 Orig List Price: \$249,950 (3/9/12)
 Pending (3/29/11) **DOM=20 days**
 Closed: \$248,500 (4/16/12)
 Sales Price/Listed Price = **99.42%**



19165 7th Ave NE

1963 Split Entry
 4bdrm / 2.5bth/ 2310sqft / 2 car gar
 Orig List Price: \$289,950 (4/12/11)
 Pending (4/16/12) **DOM=4 days**
 Closed: \$305,000 (5/5/12)
 Sales Price/Listed Price = **105.19%**



737 NE 204th St

1954 One Story
 3bdrm / 1.5bth / 1040sqft/ 1 carport
 Orig List Price: \$239,800 (4/4/12)
 Pending: (4/23/12) **DOM=19 days**
 Closed: \$240,000 (5/29/12)
 Sales Price/Listed Price = **100.08%**



1833 N 204th Place

1954 One Story
 3bdrm / 1bth / 970sqft/ no gar
 Orig List Price: \$215,000 (5/2/11)
 Reduced 6x: \$179,500 (2/14/2012)
 Pending: (2/24/12) **DOM=10 days**
 Closed: \$170,000 (6/4/12)
 Sales Price/Listed Price = **94.71%**

Thinking of Selling?

Today's real estate market requires a unique approach. With over 30 years as a Shoreline resident and over 20 years as a REALTOR, I know your neighborhood and what it takes to complete a **successful sale**.

My Referral Philosophy

I work hard for this positive feedback from all my clients and their referral of a friend or family member. I promise you will have 200% of my attention, expertise and effort to make your real estate experience pleasurable. You will be 100% confident in recommending me to people close to you.

