

# **Now is a great time to buy in Lebanon County!**

## **Why Now?**

### **Lebanon County: A great place to live, work and play.**

It's a buyer's market with abundant choices of homes in Lebanon and historically low mortgage rates, according to data from the National Association of REALTORS® Lebanon County home appreciation values have risen steadily over the years, versus fluctuations of other areas of the U.S. In fact, Lebanon County was ranked in the top ten Nationwide for 2008!

### **Mortgage rates are attractive.**

Mortgage rates are near a forty year low. Sellers are motivated, inventory is high, and now – as always – owning a home is a great investment.

### **Waiting could cost you money.**

According to Dan Kadlec in [Time\\_Magazine](#), if you have good credit, plan to stay put for five years and have been waiting for the perfect entry point, it's time to get serious before an inevitable rise in interest rates wipes out your advantage. Anything you expect to gain by a further drop in prices might be offset by rising financing costs.

### **There's more help for first-time buyers.**

On July 30<sup>th</sup>, 2008, the President signed into law the Housing and Economic Stimulus Act of 2008. Click [HERE](#) for an easy to read Homebuyer Tax Credit Chart to find out if you're eligible!

First-time house buyers should benefit as FHA loans are set to increase in volume, according to the NAR. That's important because when the FHA insures the loan; your lender can extend a better deal—offering low down payments, low closing costs and easier credit qualification. As a result, the FHA market share for home purchases is expected to triple over the next four years from an estimated 4% in 2007 to an estimated 12% in 2009.