



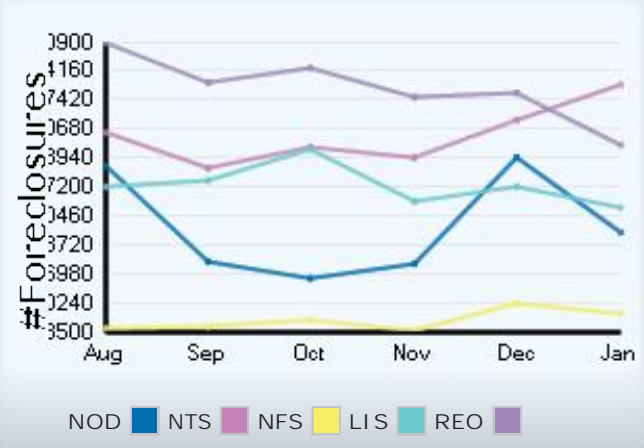
Amy Kite  
760403727  
410 Peterson Rd.  
Libertyville, IL 60048

Purchasing a home or investment property may require more than what your average agent can provide. Call a Real Estate Consultant and Investor who can provide resources to help you get what you want.

## Foreclosure Market Trends *Report*

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### 6 month National Foreclosure Trends



### U.S. FORECLOSURE ACTIVITY DECREASES 10 PERCENT IN JANUARY

Foreclosure filings were reported on 315,716 U.S. properties during January, a decrease of nearly 10 percent from the previous month but still 15 percent above the level reported in January 2009, according to the RealtyTrac January 2010 U.S. Foreclosure Market Report. REO activity nationwide was down 5 percent from the previous month but still up 31 percent from January 2009; default notices were down 12 percent from the previous month but still up 4 percent from January 2009; and scheduled foreclosure auctions were down 11 percent from the previous month but still up 15 percent from January 2009.

Best to buy before new FHA guidelines take effect

Starting in early summer, the Federal Housing Administration is tightening lending standards in an effort to bolster its dwindling reserves. The new lending standards will make it tougher for some prospective buyers to purchase a home by requiring a higher down payment than the typical 3.5 percent for some borrowers, higher insurance premiums and reduced seller concessions. Securing FHA-insured mortgages are attractive to borrowers because down payments are only 3.5 percent. Most conventional loans now require 20 percent down, keeping many creditworthy borrowers on the sidelines.

Here are some of the most recent investment opportunities in the area.



#### 1 Pre-Foreclosure

Hanbury Dr  
Des Plaines  
IL, 60016

Market Value  
\$315,796  
Beds/Bath  
3/0  
Default Amount  
\$N/A  
Sq. FT  
0

Property Type	Address	Market Value	Default	Sq. Ft.
2 Bank-Owned	Farwell Ave, Skokie, IL 60077	\$260,757	N/A	1,026
Auction	Rosedale Ln, Hoffman Estates, IL 60169	\$349,326	N/A	1,092

Auction Date: 3/19/10

### FORECLOSURE TRENDS : DECEMBER 2009

	NATL	IL	COOK CTY
NODs	96,765	0	0
NTSs	219,090	0	0
NFSs	79,810	8,540	5,844
LISs	151,344	16,928	9,428
REOs	196,460	10,504	6,473

### Why Borrowers Are Welcoming Foreclosure

Which would you rather lose, your home or your credit cards? It's a choice most of us would prefer not to face, but for some the answer is that they would rather hang onto their plastic. In a new study of 27 million credit records, TransUnion says that since 2008 credit card delinquencies have been lower than mortgage payment delinquencies. "This 'flip' is representative of the change in the conventional wisdom around the payment hierarchy, or which debt obligations consumers would choose to pay first," according to the company. Foreclosure, it seems, is no longer the stain it once was.