



first tuesday

The California Real Estate Educators

Your first tuesday April 2009 Real Estate Alert

Hello,

This email is your monthly update on real estate issues we at **first tuesday** believe impact your livelihood.

April's journal is a collection of topics related to lending. It seems appraisers have been improperly influenced by brokers to set values. The Department of Real Estate (DRE) guidelines now protect these appraisers by prohibiting agents and brokers from unethically influencing property valuations which in turn contribute to excessive price inflation. [See ["What number do you need to get the deal done?" led to real estate price inflation](#)"]

Related to lending is the need for brokers to offer more services and thus earn more fees in a sales transaction. Arranging the loans involved in your sales transactions should be considered, especially with the coming resurgence of private lending as the price of real estate stabilizes. [See ["The lending parameters for a real estate broker: licensed and exempt activities"](#)]

As a gatekeeper to entry into real estate ownership, you should be reminded about the events of this decade that got the entire real estate industry into the present bind, and gain an understanding of the events that will get us out of it. [See ["Lenders vs. owners in 2000-2010: the real estate interest of each"](#)]

Also, we keep you on top of the real estate news with our [first tuesday blogs the news](#) journal feature. Our writing staff

Your April 2009 Issue:
[[click here](#)]

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Real Estate Journal Online

April Topics

The lending parameters for a real estate broker: licensed and exempt activities

Examines the loan brokerage activities which require a DRE broker's license.

"What number do you need to get the deal done?" led to real estate price inflation

Exposes the effects of unlawful collusion of real estate appraisers and brokers.

Lenders vs. owners in 2000-2010: the real estate interest of each

Provides a history of and path out of the current housing downturn.

Square Foot Price Analysis for La Jolla, 92037

Charts the change of residential price per square foot in La Jolla, California.

keeps you informed of the pertinent newspaper articles from across the nation dealing with California's real estate situation, and, for some adventure, we also add a **first tuesday** take to put your reading in perspective.

For users of **first tuesday** forms, a [reference to parallel CAR forms](#) is now on the first tuesday Forms-on-CD's index page.

If your prospective homebuyer is worried about making loan payments should they become part of the 80,000+ Californians who are losing their jobs each month, contact your office's insurance agent and ask him about placing job loss coverage, and then ask the seller to pay for the premium. It's a winning bet for everyone, but don't let the lenders get onto it...

Thank you again for choosing **first tuesday**. We appreciate your business and are looking forward to assisting you as we all work our way towards the inevitable real estate recovery. Regards,

first tuesday

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P.S. Remember to visit our journal for your [Sacramento Gossip](#) and keep tabs on what our state government has in the works for real estate.

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You and first tuesday 

on common ground