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Real Estate 202 N. 7th Perry, Oklahoma 73077

SCISSORTAILS NEWS

Are you ready to buy a house?

By doing your homework before you start looking, the process of buying a home will be smoother and a less stressful experience. By getting preapproved or prequalified, you will know how much house you can afford and speed up the process. The difference between preapproved and prequalified is: Prequalified means going to a financial institution with your pay stubs to see what the maximum amount you could handle. The paperwork still has to be done and you still have to be approved. Preapproved means going to a financial institution with all of your income/expense information, bank statements and reviewing your credit rating to make a decision on the amount of your loan. The paperwork is done and you are ready to find your home.

By being preapproved, you will know how much house you can afford. Please call us or your mortgage lender for more information about this process.

Who is representing you?

Did you know that the agency signing a contract with the seller represents the seller/*client's* best interests?

When you go to a listing agency to look at one of their homes, you need to know that the agency is representing the best interest of the seller/*client* because they have a contract with that seller to get the best price. They are not representing your best interest as the buyer to get the lowest price. We would recommend that you sign a buyer's representative letter with an agency to represent your best interest as a buyer. An agency representing the buyer will also make sure the paperwork, inspections, disclosures, etc. are completed for *your* protection.

When you walk into the selling agency to look at one of their properties you are a *customer*, not a *client* and they owe you no loyalty. An agent is obliged to place a *client's* interest before those of any other parties, including the agents own interest regardless of whether the *client* is a seller or buyer.

As the buyer you are a *customer* of the seller's agent. The seller is a *customer* of the buyer's agent. Duties may be owed to a *customer* but not to the extent owed to a *client*.

A common question is "How is the buyer's broker compensated"? In most cases, it is the seller or the seller's broker that pays the compensation to the buyer's agency. If you are buying property directly from the owner, the buyer would pay the buyer's agency compensation, or if agreed upon the seller pays a commission to the agency.

If you have any questions regarding the information in this newsletter, please call or come by the office.

We are conveniently located at 202 North 7th Street across from the YMCA.

Betty Warner

Accredited Buyers Representative

Warner & Associates Attend Classes

Warner & Associates attended two classes at the Autry Technology Center on March 6, 2009.

- Wind Energy Leasing Issues in OK, taught by Dr. Shannon L. Ferrell, Assistant Professor – Agriculture law at OSU.
- New Laws on FHA Loans, taught by Luke Harry, with HUD

We will share this new information with you on future newsletters.

Betty, Bill & Teresa are constantly looking for new ways to keep up with the changing real estate industry.

FEATURED LISTING



115 Noble Perry, OK

Residential - Single Family
1092 sq ft.
3 Bedroom | 1 Bath
Hot tub
Large fenced back yard
Attached garage

Price: \$79,900
Year Built: 1978
Lot: 65x135
Heating: Natural Gas
Cooling: Central

Features: Hot tub/ spa, patio

Nice home, well kept and ready to move into. Homes in this shape are hard to find. Put this one on your list to see.



10807 Frontier, Perry, OK

Minutes from Stillwater,
Perry and I-35

Residential - Single Family
4,000 sq ft.
4 Bedroom | 4 Baths
Large family room w/fireplace
Large kitchen with deck
Concrete safe room w/steel door

Price: \$450,000
Year Built: 2001
Acreage: 9.56 wooded
Heating: Forced Air
Cooling: Central

Features: Extremely well built and beautiful home by Griffin Construction.

Tastefully decorated with all the extras for quality living and entertaining.

Two separate living and entertaining areas, quiet and private.
Lawn sprinkler system. Kennel.

30 x 48 insulated shop with air conditioned living quarters.



25750 County Road 110
Perry, OK

Residential - Single Family
3121 sq ft.
4 Bedroom | 2 Baths
Large open floor plan
Sun Room

Price: \$399,000
Year Built: 2000
Acreage: 14.8
Heating: Heat Pump
Garage: Attached -2 car

Features:
2nd floor bonus room
30 x 40 shop building
15 x 45 horse shed

This beautiful home is tastefully decorated and is located on 14.8 Acres. Geo-thermal for low utilities. Built in 2000 it is neat and ready to move into. Large finished attic bonus room ready for entertaining or special hobbies. Must see!



Commercial
2 Floors & Basement -
2000 sq. ft. per floor

Price: \$150,000
Year Built: 1902
Lot: 25' x 80'

Features: The Foucart building, located at the southeast corner of the downtown square in Perry,

300 6th St., Perry, OK

Historic Foucart building

was built in 1902. The architect, Joseph P. Foucart, was a noted Belgian architect who is credited with many of the early historic structures of pre-statehood Oklahoma. The building was originally the home of the Noble County Bank. Between 1903 and 1957, it was occupied by the First National Bank and Trust Company of Perry. The main floor is currently the office of the Perry Chamber of Commerce.

The architecture of this building relates to the Italian Mannerist style. The front has been exquisitely decorated with a horseshoe window of white stone bordered by red brick. Turret-like structures are visible on the roof. The building is of pressed brick and sandstone and is in excellent condition.

The interior of the lower floor consists of three separate rooms and a walk-in safe. Antique chandeliers hang from the ceiling. The moldings are of yellow pine, each measuring about six inches around the entire door or window. The staircase is made of wood with iron railings and is covered with a dark red rug.

A hall separates the six rooms of the upper floor that were once the offices of doctors and lawyers. The walls of the upper floor are covered with antique wall paper. Chandeliers of exquisite design adorn the ceilings.

The basement, which was once the office and print shop for a German language newspaper, completes the interior of the building. It also has a massive strong-box which is no longer used.



702 Canary Lane Enid, OK

Residential - Single Family
3 Bedroom | 2 Baths
1700 approx sq ft.
Garage: 2 car attached with carport
Exterior: Brick Veneer
Roof: Composition

Price: \$105,000.00
Property Tax:
Year Built:
School District: Enid
Heat/Air: Central
Lot: Corner

Features: Fireplace, Storm shelter, Privacy fence in backyard

This home is located on a beautiful corner lot. It has a concrete circle drive and large pecan trees in the backyard. Inside you will find the comfort of a wood burning fireplace surrounded by a rock wall and cathedral ceiling. The large open living area flows through to the dining and kitchen. This prime property also has a private water well with automated watering system, storage shed, and storm shelter.



1003 Perry Ave. Perry, OK

Commercial - Office Space
5200 sq ft.
Bathrooms: 4
Exterior: Metal & Glass
Roof: Metal
Parking: Asphalt 21 - 30 spaces

Price: \$225,000.00
Year Built: 1982
Heating: Forced Air
Cooling: Central
Lot dimensions: 25 x 140
Foundation: Slab

Features: Very unusual and beautiful building. Built in a modern style entirely of metal and glass in 1982. Has 7 spaces on each level. Is currently being leased in 5 of the lower spaces. Telephone system. Commonly known as The Octoplex.

Directions: From downtown Perry South on 7th St follow HI 77 to 1003 Perry Avenue. Building on right at 11th St.



1412 N 5th St., Perry, OK

Commercial - Storage Units
Building 1 - 50 x 100 (5000 sq ft)
Building 2 - 20 x 50 (1000 sq ft.)

Price: \$125,000
Lot: 1.26 acres
Taxes (2006): \$525.75

Features:

On 1.26 acres this income producing property has plenty of room for expansion.

The large unit stays 100% rented and the smaller one about 80% rented. The large unit has 20 rental units and rents for \$45 a month and the smaller one, which also has 20 units, rents for \$20 a month. The rents have only been raised once since it was purchased in 1979.

This property has the potential of producing much more than it is currently making.

Land - 160 acres at Lucien	\$240,000
Land - 160 acres at Garber	\$240,000
2 Lots at Lake Eufaula	\$7,000 ea
Corner Lot at 1909 Eagle Lane, Perry, OK (across from Perry Golf & Country Club)	\$22,500

***Want to see more?
We can show you any of the area listings posted on Realtor.com!***



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