

PIONEER NEWS

Pioneer Mortgage Services, L.L.C

Lic. #MB.803395.000

Volume 10

Great News for the Elderly

Some senior citizens and all permanently disabled homeowners are now eligible for a \$25,000 property exemption.

Seniors age 65 or older and all permanently disabled homeowners have until October 1st to enroll for the Homestead Exemption Program. This is something that was only available to those who met certain income guidelines until July 1st when the new law came into effect.

Homeowners who used to be eligible for this program were those who had a household income under \$27,200 a year, now it doesn't matter how much you make. Homeowners who already receive the exemption will automatically be included in the expanded program.

If you live in a home in which the county has the market value at \$50,000, you will basically cut your taxes in half.

The way we understand it is that if you are disabled and your spouse makes \$60,000 a year, you are still eligible for this program.

If you know anyone that could benefit from this, have them give me a call at 866-604-7334. They can call me for help with an application or call their county auditor's office.

Other States

We have gone through training to do loans in 33 other states. Outside of Ohio we will be processing loans for Western Thrift & Loan. Our phone number will be 888-738-0101. If you know of anyone out of state that needs my help just have them call the number I have listed above. I also have business cards available for anyone that might need one. We process refinances, purchases and construction loans for Western Thrift & Loan in the following states:

AL, AK, AR, AZ, CA, CO, CN, DE, FL, HI, ID, IN, KY, LA, ME, MA, MO, NE, NV, NH, NJ, NM, NY, OK, OR, PA, SC, SD, TX, UT, VA, WI, WY.

We are not leaving Ohio or the Plain City area; we just thought it would be great to offer our good service to other regions of the country.

How are the Rates?

The rates for poorer credit have really gone up a lot in early March when a bunch of lenders pulled out the market. As for the better credit person, the rates have went up $\frac{3}{4}$ of a percent in the last 6 weeks. I hear that they are not going up anymore but will not be coming down very quickly either.

Bummer in the Neighborhood

About 6 weeks ago, I woke up at 4:55 on a Sunday morning to fire engines driving down my street. I looked out my door and I see a house seven doors down engulfed in flames. This house was owned by Greg and Michelle Wolfram. They managed to get out along with their German shepherd without being hurt. They lost just about everything in the house. Greg is a helicopter pilot for the Columbus Police Department and Michelle works in Grove City. Greg is a huge Columbus Blue Jackets fan and lost a ton of memorabilia in the fire. I have a call into the Blue Jackets to see if they could help him start his collection back. If anyone has any pull or knows of any Blue Jackets I would appreciate your help.

New Homes

Bob & Beulah Tackett

Valerie Haislip

Ron Hardesty

Sympathy to the Families of:

Jim Benjamin

Darin Kingry

Alvin Beachy

Joan Wentzel

Tracy Somers

Roger & Susan Hindel

Robert & Janet Shriver

Congratulations

Miriam Grubaugh's 90th Birthday on August 13th.

Paul and Angel Jones on the birth of their son.

Joel and Alicia Maynard on their new baby.

Stu Kitchen's second year being the Ohio State Drum Major.

Tawney Williams and Jason Damron on the birth of their daughter.

Joe & Donetta Nuxhall on their upcoming 60th Anniversary.

Jimmy Vahalik 1st Team All State catcher signing with University of Toledo.

Referrals

I would like to thank the following for the referrals in the last 2 months.

Dave Von Schritlz

Ron & Carol Runions

Zach Travis

Matt Roberts

Howard Milstead

Andrew Potts

Joe Kreber

Jaime McKinley

Derek Clary

Wishing a Speedy Recovery

Guido Augustine

Judy Jackson

Bruce Gosney

Ronnie Ellis

Thad Matta

Trivia Questions

Congratulations to Mike Powell and Beverley Steed on being the first two people to answer the questions from last month's newsletter.

There are 206 bones in the human body and George Harrison was the youngest member of the Beatles.

This volumes trivia questions:

- 1) Diners Club and American Express launched their charge cards in the USA, the first "Plastic Money". What year was it?
a) 1946 b) 1951 c) 1955 d) 1961
- 2) The drummer in the band ZZ Top is named
a) Gary Drunk b) Frank Beard
c) Marty Trumpett d) George Bush

The first two people to call in with the correct answers will receive a \$25 gift card to Walmart.

2007 Ohio State Football Schedule

Sept. 1- Youngstown State

Sept. 8- Akron

Sept. 15- at Washington

Sept. 22- Northwestern

Sept. 29- at Minnesota

Oct. 6- at Purdue

Oct. 13- Kent State

Oct. 20- Michigan State

Oct. 27- at Penn State

Nov. 3- Wisconsin

Nov. 10- Illinois

Nov. 17- at Michigan

Other Services

If you need assistance in other areas you might call:

Security Systems:

Keith Davis 614-325-8686 (Columbus)

Attorney:

Mark Kaido 740-452-7555 (Zanesville)

Real Estate:

Jaime McKinley 614-361-8470

Joe & Pam Kreber 614-529-3772 ext. 2

homes@pamkreber.com (Columbus)

Eric Brunney 614-975-5826 (Central Ohio)

Susan McCollister 740-455-4300 (Zanesville)

Disc Jockeys:

John Nolan 740-453-7395 (Zanesville)

Brian Minnehan 614-778-8316 (Central Ohio)

Insurance:

Rob Strom 513-477-9522 (Ohio)

Jeff Veith 614-733-0108 (Ohio)

Rod Smith 740-454-7732 (Zanesville)

John Tracy 614-545-4500 (Central Ohio)

Auto Body Repair:

Jerry Williams 614-878-4547 (Central Ohio)

Auto Mechanic:

Scott Rowland 614-870-7900 (Central Ohio)

Tires:

Joe Buckey Tire 740-450-9384 (SE Ohio)

5% off with this newsletter

Log Buyer:

Rob Gleason 740-342-3051 (Ohio)

Locksmith:

Jerry McCleary 614-207-4632 (Central Ohio)

Golden Retriever Pups:

Suzie Hindel 740-404-2617 (Central Ohio)

Commercial Cleaning:

Marvin Mix 614-774-9337 (Ohio)

Trophies & Awards:

Scott Hann 513-777-8456 (Ohio)

Home Repair/Remodeling:

Bill Crockett 614-657-3594 (Central Ohio)

Ron Soldwish 614-209-3406 (Central Ohio)

Siding & Roofing:

Sam Vura 330-465-7795 (Northern Ohio)

Used Car Sales:

Ricky Ward 614-443-2277

Matt Miller or Brian Daniels 614-922-1333

Painting:

John Kistler 740-928-1703 (Central Ohio)

First Time Home Buyers:

Clayton Ross 614-561-0927 (Columbus)

Interior Decorating:

Laura Casella 614-395-2921 (Columbus)

Real Estate & Family Law:

Carl Meyer 614-444-2144

Motorcycle Lighting:

Light R Up Tim Minor 614-419-1751 (Ohio)

Credit Repair:

Ed Garrett 800-267-9902 (Ohio)

Men's Fashion & Corporate Merchandising:

Kathy Buckey 740-452-9394

Lawncare

Rudy Agee 419-271-4864 (Sandusky)

Photographer

Larry Marshall 740-452-6843 (SE Ohio)

Amount Financed	6.00%	6.25%	6.50%	6.75%	7.00%	7.50%
\$50,000.00	\$299.78	\$307.86	\$316.06	\$324.30	\$332.65	\$349.61
\$60,000.00	\$359.73	\$369.43	\$379.24	\$389.16	\$399.18	\$419.53
\$80,000.00	\$479.64	\$492.57	\$505.65	\$518.88	\$532.24	\$559.37
\$90,000.00	\$539.60	\$554.15	\$568.86	\$583.74	\$598.77	\$629.29
\$100,000.00	\$599.55	\$615.72	\$632.07	\$648.60	\$665.30	\$699.21
\$120,000.00	\$719.46	\$738.86	\$758.48	\$778.32	\$798.36	\$839.06
\$130,000.00	\$799.42	\$800.43	\$821.69	\$843.18	\$864.89	\$908.98
\$150,000.00	\$899.33	\$923.58	\$948.10	\$972.90	\$997.95	\$1,048.82
\$160,000.00	\$959.28	\$985.15	\$1,011.31	\$1,037.76	\$1,064.48	\$1,118.74
\$180,000.00	\$1,079.19	\$1,108.29	\$1,137.72	\$1,167.48	\$1,197.54	\$1,258.59
\$190,000.00	\$1,139.15	\$1,169.86	\$1,200.93	\$1,232.34	\$1,264.07	\$1,328.51
\$200,000.00	\$1,199.10	\$1,231.43	\$1,264.14	\$1,297.20	\$1,330.60	\$1,398.43
\$220,000.00	\$1,319.01	\$1,354.58	\$1,390.54	\$1,426.92	\$1,463.66	\$1,538.27
\$240,000.00	\$1,438.92	\$1,477.72	\$1,516.96	\$1,556.64	\$1,596.72	\$1,678.11
\$260,000.00	\$1,558.83	\$1,600.86	\$1,643.37	\$1,686.36	\$1,729.78	\$1,817.95
\$280,000.00	\$1,678.74	\$1,724.01	\$1,769.79	\$1,816.07	\$1,862.84	\$1,957.80
\$300,000.00	\$1,798.65	\$1,847.15	\$1,896.20	\$1,945.79	\$1,995.90	\$2,097.64
\$350,000.00	\$2,098.42	\$2,155.01	\$2,212.23	\$2,270.09	\$2,328.55	\$2,447.25
\$400,000.00	\$2,398.20	\$2,462.87	\$2,528.27	\$2,594.39	\$2,661.20	\$2,796.85
\$450,000.00	\$2,697.97	\$2,770.73	\$2,844.30	\$2,918.69	\$2,993.86	\$3,146.46
\$500,000.00	\$2,997.75	\$3,078.59	\$3,160.34	\$3,242.99	\$3,326.51	\$3,496.07

Monthly payments based on 30years - Principle and interest only does not include taxes and insurance

Possible Good Deals

I have had a number of calls in the last month from investors. They called me because they were on a variable rate, an interest only loan or they wanted to buy more properties. So, I sat down on a Saturday afternoon and did some research for all of you. I found properties that are bank owned or owned by HUD. I think there could be some deals here. I have listed the address, the county market value, what it recently sold for, and what it sold before that. If you don't see your county on the front or back of this page, feel free to call me and I will help you out. I will be happy to help you in every way that I can if you do decide to purchase one of these properties.

<u>Franklin County</u>	<u>Sold For</u>		<u>Prior Sale</u>		<u>Value</u>
1229 S. Ohio Ave Duplex	40,000	12/11/06	79,900	4/1/03	92,700
1307 25th Ave Duplex	32,000	8/15/06			75,500
1500 Noe Bixby Rd	104,000	4/17/07	149,900	2/1/00	144,400
2112 Waymont Rd	90,000	4/4/07	155,000	5/1/02	143,800
961 Studer Ave	34,000	3/1/07	100,000	4/1/05	93,500
1987 Twin Flower	148,000	5/1/07	227,412	4/1/05	220,606
1157 Linwood Ave Duplex	55,000	6/1/07	85,000	6/1/04	82,100
148 Clarendon	26,000	5/1/07	71,000	3/1/04	68,500
7516 Hemrich Dr	90,000	6/1/07	125,000	3/1/04	137,600
5532 Larkwood	96,000	5/1/07	147,800	9/1/05	123,600
382 S. Carpenter St 4-unit	70,000	3/30/07	140,000	4/1/04	140,000
1171 Whittier St 4-unit	60,000	5/1/07	143,900	7/1/03	130,000
705-707 S. Terrace	40,000	5/1/07	84,000	12/1/05	73,100
1358 S. Byron	48,000	8/1/06	88,000	11/1/02	82,300
1152 Fletcher Dr	92,000	3/1/07	79,900	8/1/87	142,700
7236 Fox Lane (Gahanna)	276,000	6/1/07	409,000	11/1/02	413,700
1309 Treehaven Ln	94,000	4/1/07	95,140	12/1/92	143,300

<u>Muskingum County</u>	<u>Sold For</u>		<u>Prior Sale</u>		<u>Value</u>
2865 Pleasant Grove Rd	40,000	5/1/07	59,000	4/1/99	67,200
843 Superior St	14,000	3/1/07	25,750	8/1/90	42,100
1217 Euclid Ave	38,000	12/1/06	98,000	8/1/05	95,700
1375 Dewey St	32,000	1/1/07	16,000	9/1/95	75,800
97 State St	48,900	9/1/06	89,000	7/1/99	93,500
407 Seborn St	18,000	12/1/06	59,000	11/1/03	54,500
419 Sheridan St	18,000	4/1/07	25,500	10/1/01	52,500
200 State St	39,000	4/1/07	97,500	10/1/99	72,300
3054 Broadvue	95,000	6/1/07	20,800	8/1/96	138,000
2880 Ash Meadows	140,000	5/1/06	115,000	9/1/98	185,200
258 Florence	20,000	4/1/07	47,000	1/1/03	46,500

<u>Madison County</u>	<u>Sold For</u>		<u>Prior Sale</u>		<u>Value</u>
117 Olive St London	50,000	6/1/07	79,900	11/1/01	78,550
492 S. Chillicothe St PC	165,000	4/1/07	189,000	2/1/04	189,090
1043 Braxton Blvd	122,000	6/1/07	149,900	8/1/05	135,100

<u>Hamilton County</u>	<u>Sold For</u>		<u>Prior Sale</u>		<u>Value</u>
4752 Green Glen Lane	55,000	4/1/07	46,000	10/1/90	83,100
3818 St. Lawrence Ave	42,000	3/1/06	87,600	10/1/97	81,800
4401 Grove Avenue	80,000	5/1/07			115,900
5813 Saranac	62,000	6/1/07	88,000	6/1/95	88,000
2237 Woodacre Drive	125,000	1/1/07	159,000	1/1/03	159,000
2005 Spring Dale Road	64,000	7/1/06	96,000	6/1/01	98,300
3985 Dickson Ave	74,000	4/1/06			123,000

<u>Erie County</u>	<u>Sold For</u>		<u>Prior Sale</u>		<u>Value</u>
1502 Wayne	69,700	2/1/07	96,000	8/1/03	77,200
1424 Lindsley	41,000	5/1/07	73,700	9/1/02	80,060
13514 Thompson					
904 1st Street	41,000	12/1/06	88,000	7/1/01	78,500

<u>Lawrence County</u>	<u>Sold For</u>		<u>Prior Sale</u>		<u>Value</u>
6962 St. Rt. 141	37,500	3/1/07	50,000	9/1/00	67,500
1211 S. 8th St	26,067	3/1/07	63,700	7/1/04	54,100
Dogwood Ln South Point	81,400	2/1/07			154,890

<u>Licking County</u>	<u>Sold For</u>		<u>Prior Sale</u>		<u>Value</u>
421 Woods	56,900	2/1/07	67,777	3/1/00	72,000
120 Hamilton	98,900	5/1/07	141,500	11/1/05	140,800
8437 Papillon	103,400	5/1/07			165,300
8372 Smoke	64,000	6/1/07	95,000	9/1/03	95,400
145 North	60,000	3/1/07	89,000	5/1/05	89,000
22 Community	63,000	6/1/07			90,800
1524 Pheasant Run	130,000	4/1/07	209,476	3/1/07	210,000
6983 Taylor	110,000	9/1/06	178,000	9/1/04	177,400
75 Maplewood	50,000	5/1/07	85,000	11/1/03	85,100
632 Myers	26,667	2/1/07	72,500	12/1/02	74,800
394 Andover	35,000	5/1/07	73,000	9/1/01	72,900
994 Woodlawn	85,000	3/1/07			102,400

HUD HOMES

Madison County

11530 Center Avenue West Jefferson
 2014 Whittman Court Plain City
 319 W. Madison Drive West Jefferson
 384 Ashford Avenue West Jefferson
 7095 Fayette Drive

Ross County

11530 Taylor
 12028 Walnut Street
 136 Weaver
 16033 St. Rt. 28
 183 Arlington
 2842 Patton Hills
 3256 Frank Clarks
 486 E. 2nd
 487 Laurel
 622 E. 4th
 8017 Mt. Tabor
 9582 Upper Twin
 100 Douglas

Muskingum County

5655 Mill Street
 2960 Licking Road
 538 Echo
 610 Echo
 330 Seborn
 468 Spangler
 427 Winton

Licking County

213 Locust
 14344 Dutch Cross
 10323 Oldaker
 73 Fieldstone
 169 Purple Finch Loop
 154 Purple Finch Loop
 799 Mueller

Lawrence County

3286 St. Rt. 373

Glenn Wheeler

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