

# ASK THE PROFESSIONAL



## Sue Jones on Real Estate

**Sue Jones is a REALTOR as well as Owner/Partner of Keller Williams Real Estate, Doylestown Office.**

**Experience:** Sue's experience spans over 30 years, providing professional help to both buyers and sellers in our local market.

**Designations/Memberships:** Holding the coveted GRI designation - Graduate of the Realtor Institute; Memberships in the National, Pennsylvania and Bucks County Association of Realtors.

**Education:** Sue feels that ongoing "fine tuning" of the ever-changing regulations, laws and procedures that guide the professional REALTOR to properly represent the public and which shape the Real Estate Industry are of the utmost importance, and this is her pledge and commitment.

**Why Real Estate as a Career?** When asked "What made you choose Real Estate as a career?" Sue answered "I wanted to be in a helping field and decided that Real Estate offered that, helping people with their most important investment."

By: Sue Jones  
Owner/Partner  
KELLER WILLIAMS  
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**- Tax Deduction -  
Does this Qualify ?**

**Q. Dear Sue, I paid a prepayment penalty when I refinanced my mortgage. Is this penalty tax deductible?**

**A.** A mortgage lender will sometimes charge a penalty for the early payoff of a loan. Typically, the penalty is only for an early payoff that occurs in the initial few years. The penalty is considered an interest charge and yes, it is tax deductible in the same manner as the underlying mortgage interest.

**Q. Dear Sue, We are buying a home and need to know how to choose a good Home Inspector? Thank you in advance for your advice.**

**A.** This can be confusing, however please be advised that The Pennsylvania Home Inspection Law went into affect in 2001, which set up standards of practice. You can view a list of home inspectors provided by:

1. Your local American Society of Home Inspectors (ASHI)
2. The National Association of Home Inspectors (NAHI)

These are their websites:  
www.tristateashi.org (ASHI)  
www.nahipa.org (NAHI)

By visiting these websites you will be able to see inspectors and their contact information as well as their vital information.

**Q. Dear Sue, My fiancé and I will be purchasing a home prior to our wedding date. Does this affect the way in which we should take title to our home?**

**A.** Marriage is not the determining factor as to how you take title to your new home. The desired portions of interest as well as the disposition upon death are the two determining factors.

**Joint Tenancy:** Joint ownership by two or more persons with the right of survivorship; all joint tenants own equal interest and have equal rights in the property.

**Tenancy in Common:** Ownership by two or more persons who hold undivided interest, without right of survivorship. Interest need not be equal.

**Tenants by the Entirety:** Married partners as one entity owning 100%, with the right of survivorship.

**Q. Dear Sue, My mortgage company has just 'sold' my mortgage to another Mortgage Company. What should I be aware of with this change?**

**A.** Protect your rights as a mortgage holder. You must receive a 'Good-Bye' letter from your old servicer, no less than 15 days before your next payment is due. In addition, a 'Hello' letter from your new servicer within 15 days of the transfer is required according to Federal Law. Be sure to be aware that you cannot be charged a late fee for 60 days after the transfer if you send your payment to the old lender before the due date of the mortgage payment. You have legal recourse if a lender does not comply with these rules. Keep in mind that many Mortgage Lenders portfolio their loans, which means they keep their loans and do not 'sell' them.

**Testimonial:**

Dear Sue,  
My sincere thanks for your spirit, tenacity and drive.  
Best, LB

**SUE JONES** REALTOR, GRI  
Owner/Partner

*'I have 30+ years experience  
bringing Buyers and Sellers together'*  
**Featured Listing**



**412 Lincoln Avenue, Doylestown Borough - \$1,100,000**

For Virtual Tour and Additional Photos/Details  
Visit [www.412LincolnAvenue.com](http://www.412LincolnAvenue.com)

A Custom Built Stone and Cedar Colonial is now Available in One of Doylestown Borough's Finest Locations - The Washington/Lincoln Enclave, at the Intersection of Washington Street and Lincoln Avenue. Large Trees Line the Driveway Entrance. Spacious Rooms Throughout. The Island Kitchen Opens into the Great Room which Showcases a Floor to Ceiling Stone Fireplace and Cathedral Ceiling. The Full Basement features 8 1/2 feet Ceilings. The Oversized 3 car Garage is Side Entry. This Custom Built Home Includes Hardwood Flooring through out the First Floor, a State of the Art Chefs Kitchen with Island/Bar + Breakfast Area, and Beautiful New Baths. Enjoy Privacy from your Custom Deck. A Professionally Landscaped, In-Town Setting, Just a Sidewalk Stroll to the Historic Doylestown Borough Town Center and Walking Distance to Central Bucks Schools, the Train Station, and All that this Historic Home Town has to Offer.

Call Sue Direct for Your Private Preview: 215.262.4422

**kw**  
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