

Committed

Dave Nuss

***Focused** on quality service and dedication to his clients, Dave's concern is more than just the sale. His referral based business is focused on meeting his clients' needs now and into the future.*

***Satisfied clients** recommend new clients allowing Dave to spend more of his time meeting client needs and less time finding new clients.*

***HUD Registered** to meet your HUD home purchase needs*

Dave always has time for you, your family and friend's real estate questions.

**Quality Client
Service with Results**

Sundance



See available homes at

www.Homes-SalemOR.com/GoodNeighborPrg.aspx



Dave Nuss, Broker

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www.Homes-SalemOR.com

Police, Teachers and Firefighters

Buy a HUD home for 50%



Choosing Dave

Choosing a Realtor is the most important part of buying and selling your home. Your Realtor and that Realtor's agency oversee the many details associated with buying your home; details that save money if done right or cost you money if details are missed.

Dave is a registered HUD Realtor through Sundance Realty and can help you find and make an offer on one of these discounted HUD homes.

Dave understands this current real estate market. Plus, his twenty-seven year career in education in the Marion county area helps him better meet the needs of Buyers eligible for this program.

Dave has a proven record - ask for his client references.



Sundance Realty

HUD Program

This program has existed for years; formally known as "The Teacher Next Door" and "The Officer Next Door." Its purpose is to move professional (Law Enforcement, Teachers, and Firefighters) into areas experiencing foreclosures and revitalize those neighborhoods, hence the name Good Neighbor Next Door.

While the program has existed for years, it has had minimal attention due to a limited Marion/Polk county area HUD foreclosure inventory, until this last year. The program will most likely have a good inventory of homes for the next few years, then subside as the foreclosure inventory is sold off.

To participate you must:

- Be employed full-time
- Be employed as a teacher, law enforcement officer, firefighter or emergency medical technician
- Be able to live in the discounted HUD Home for 3 full years
- Use a HUD registered real estate broker to purchase the discounted HUD Home

Good Neighbor Next Door

Example

HUD lists a home at \$200,000, a participant in the Good Neighbor Next Door program will then be able to purchase that house for only \$100,000. The buyer has two notes, one the buyer is liable for until the note is paid in full, the other is a note held by HUD and marked paid in full after the buyer satisfies the requirement to live in the home for three years. There are no payments on the second note, unless the three year residence is not satisfied.

The Buyer is living in a \$200,000 home and only paying on a \$100,000 loan, or paying cash and living with only a tax and insurance payment.

If you are interested in this program, **call or email Dave**. He can answer your questions and refer you to a lender familiar with a HUD purchase. Once you are prequalified to buy, then Dave can help you find a home, make an online bid, and negotiate the offer through close.

Call 503-931-3378

Email D.Nuss@comcast.net

All services described on this page are provided at no cost to the Buyer!