



Judi Wright
make the "Wright" choice

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"Best Realtor in Dallas", D Magazine—
2006,2008,2009,2010, 2011, 2012, 2013 & 2014!
Five Star Realtor 2012, 2013 -- Texas Monthly

Make the "Wright" choice...
...for all the Right reasons!



BEST BEST BEST BEST BEST BEST BEST BEST
DDDDDDDD
2006 2008 2009 2010 2011 2012 2013 2014

Just Listed - 4BR/STUDY/4.2BTH/4LA/3CAR w/Pool & Spa!



Back Yard Paradise - 3732 Summit Court - \$999,000

4BR | 4.2BTH | 4LA + Study | 3CAR | Outdoor Living, Pool & Spa | 5,443 sq. ft.

Gorgeous home on a .45 acre cul-de-sac lot in the exclusive gated Lakes on Legacy neighborhood with a private back yard paradise featuring a Pebbletech pool w/sunning shelf, spa, waterfall, stream & an outdoor living area with a built-in grill, smoker & fireplace! Custom appointments throughout the home—with a Chef's island kitchen featuring a Dacor gas cook-top, Dacor double ovens, built-in microwave, a Sub Zero refrigerator, dry butler & walk-in pantry. The Breakfast nook has access to the separate gated side yard with bath access. Master, Guest & Study down, 2 Bedrooms, Game, Media & Craft room upstairs. This one has it all — for a private showing, call Judi Wright @ 214-597-2985.



Snow, Snow Go Away, Don't Come Again Another Day!

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BEST D 2014

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Normally it is the beginning of March and I am writing about Spring things but as I write this today we have almost 5" of snow in Frisco. Tomorrow is the last day of school for the kids who go off to Spring break and they don't even need a break because they have missed 3 -4 days of school over the last two weeks. Only in Texas!

Also as I write this I realized that this weekend is the beginning of Daylight Savings Time. It seems like that is coming earlier every year, but I am thankful because I don't like showing houses at night in the pitch black darkness. I want buyers to be able to see what they are getting.

The real estate market continues to be pretty crazy. I just put a home on the market yesterday (see 821 Shorewood inside) and it already has 3 offers and more coming. My seller has only lived there for a year and was not expecting this type of response even though I told him I could sell it and probably above asking price. This is making his move (which is not paid for by the company) to be closer to his children much happier.

When markets are healthy the unscrupulous will also thrive and try to take advantage. My listing that is pending inside (see 11571 Cromwell) was listed by someone as for lease on a Spanish language web site and the person was encouraging a young single mother to send him her deposit immediately so she could hold the home. Luckily she drove by the house, saw the For Sale sign and called me. This happens a lot. If you are renting a home be VERY careful to make sure you are giving money to the rightful owner of the home. Make them actually SHOW you the home. This person even sent her paperwork to sign! I had to contact the web site and demand they remove the listing. Then today I heard about another new scam. Hackers are hacking realtors and title company emails to get just enough information about a transaction. Then they email the Buyer wiring instructions for their funds. The email looks really legitimate with information and addresses about the transaction. When the Title company

doesn't receive the money and checks with the buyer, the deception is brought to light. It has begun happening in our market. I am going to make sure all my Buyers verify wiring instructions via telephone before wiring any funds going forward. This type of scam has been around for awhile in the vacation home rental market, but this is the first we have seen in real estate. Imagine that buyer, ready to close on their home and the funds they wired are gone. It's a horrible fraudulent scam and I am sure they will eventually be caught. Just remember, to always check and double check everything before sending funds to anyone!

Also if you bought a home in the last year, please verify that you have filed a Homestead Exemption (see page 2 inside). We sent reminders to all of our clients but we want to make sure you don't miss this tax saving event. If you have questions, call me at 214-597-2985, I am here to help.

Hopefully next month I'll be writing about "Spring has Sprung!"

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Texas Homestead Exemption

In the state of Texas, you are entitled to receive a property tax reduction on one piece of real estate which you declare to be your "homestead". If you purchased your home last year, or if you do not have a homestead exemption presently, it will be necessary to file for this exemption, a SIMPLE & FREE procedure. Applying for the exemption is your responsibility; however, you may receive an application directly from your county appraisal district. You may apply online, by telephone, by mail or in person. The exemption amount may vary by Appraisal district. You must own the property which you wish to have receive the exemption as of January 1 of the year in which you are applying, and your application must be received prior to April 30 of that year. There is no fee to apply. If you receive a letter offering to file for you for a fee, don't be fooled. Applying is as simple as a phone call or the click of your mouse.

Collin County Appraisal District:
469-742-9200 or www.collincad.org

Dallas County Appraisal District:
214-631-0910 or www.dallascad.org

Denton County Appraisal District:
940-349-3800 or www.dentoncad.com

If you have questions concerning your Homestead Exemption, or any other Real Estate need, please call me. I am delighted to be of service to you!

Who Do You Know that Needs a Reputable

According to a recent study from Realtor.com, experts forecast that DFW will be a top 10 housing market in 2015. The 2015 Housing Forecast suggests that the areas increasing inventory, high employment growth & relative affordability makes it the number 1 market for forecasted household growth over the next five years.

Luxury home sales are up all over Texas. According to the Texas Association of Realtors, Dallas-Fort Worth saw the 2nd largest increase in sales volume in the state, compared to 2013 for homes priced \$1 million & up.

From January to October of last year, North Texans purchased 926 luxury homes, which was a 15 percent increase over 2013, when sales were relatively placid.

In fact, homes in all price ranges, if they are in good condition & priced right, are selling quickly, for top dollar & multiple offers are not uncommon.

Additionally, the area rental prices have spiked. Area news stations have reported that rental rates are up 26% & a recent real estate report reveals it costs Dallasites twice as much to rent than buy.

All of this, in addition to the relocation of multiple large corporations to our area, indicates that our real estate market is, and will remain, **STRONG!**

If you know anyone that needs a reputable Realtor, help them make the "Wright" choice, I would love to put my experience to work for them! In this market, your choice in agents matters! Call me, I'd love to help!

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SOLD



6033 ARROWHEAD, Frisco
4BR/4.2BA/2LA/2CAR/Pool & Spa
The Holt Family

SOLD



2933 SHENANDOAH, Frisco
5BR/4.2BA/3LA/3CAR/Pool & Spa
The Jaynes Family

SOLD



4686 DUVAL, Frisco
3BR/2BTH/2GAR
The Holt Family

SOLD



1500 BREEZE, Little Elm
4BR/2.1BTH/2CAR
The Brick Family

SOLD



11571 CROMWELL, Dallas
4BR/2.5BTH/2GAR
The Long Family

PENDING



5557 Braemar, Frisco
4BR/3.2BTH/2Gar
The Chase at Stonebriar

SOLD



8012 HERITAGE PALMS, McKinney
3BR/2BTH/2GAR—Craig Ranch
The Luna Family

PENDING



821 SHOREWOOD, Coppell
4BR/2.5BTH/2GAR/Pool & Spa
Waterside Estates

PENDING



1429 Lamp Post, Dallas
4BR/3.5BTH/2LA/2GAR
Northwood Estates