



Visited South Dakota, never seen Soybeans, Layna's family farm.



**RE/MAX Gold**  
One of California's Top Producers for over 30 years  
**SAWYER**  
Dave Sawyer, REALTOR®  
davesawyerrealtor.com

Winter Issue



#00915541 #01215931

## Mortgage Rates Jump Higher

Mortgage rates took their biggest leap in two months on Friday, thanks to a sell-off in the U.S. bond market. Mortgage rates loosely follow the yield on the 10-year Treasury. It was only an eighth of a percentage point move, but enough to send stocks of the nation's homebuilders, as well as anything else that touches housing, tumbling.

The numbers on the tickers are dramatic, but the impact of higher mortgage rates on the nation's neighborhoods will take different forms.

First and foremost, rising rates scare a whole host of housing players: buyers, sellers, builders and homeowners. The average contract interest rate on the popular 30-year fixed mortgage is still historically very low, around 3.5 percent. The historical average for that rate is just more than 8 percent, and it has been as high as 18 percent. Still, a move higher is a little scary to most.

### How home prices will react when interest rates go up

When it comes to interest rates, what goes down eventually must go up.

And as interest rates begin moving back up to more "normal" levels, that could spell trouble for home prices.

When the bottom fell out of the housing market in 2007, the Federal Reserve responded by pushing borrowing rates to record low levels. Those very low interest rates helped the housing market get back on its feet by making it cheaper for buyers to own a home. As of this summer, the average selling price of a single-family home has made up all the ground lost to the housing bust.

Now, if interest rates go back up to more normal levels, the cost of buying a house will also rise. That could put pressure on home prices, which have bounced back more than 50 percent since bottoming out in early 2012.

To see how prices might be hit by rising rates, real estate consultant John Burns ran the numbers assuming the rate for a 30-year fixed mortgage gradually moves back up to 6 percent—from the current average of just more than 4 percent.

Home prices continue upward trend

Despite rising interest rates, home prices continue to surge higher. The latest read shows values, including distressed properties, up 12.4 percent in July. That's higher than both May and June's annual increases. This is the 17th consecutive month of annual gains for home values nationally. Prices were up 1.8 percent month over month, according to the report.

(Article continued on next page.)

## Family & Friends Food Nights

Don't forget...Family and Friends Night at 6:30 PM. Call 559-436-6976 before noon the day of to confirm your visit. Check the newsletter for the dates! We appreciate your loyalty and business so let us provide you some good food, great friends, a casual night out and Dave's cookin' at his house (looks more like a sports bar!) Entrance fee is a cheap bottle of wine or 6 pack of beer. Everything else, is well, cheap (free!) Suggestions for the nights fare are considered.



(\*Dates May Change; Check Calendar for Details.)

Case De Layna  
2544 E. Granada  
Fresno, CA 93720  
559-436-6976

Dress Code  
Very casual, unless you're just stopping by, then it's formal.

Directions  
From 41, Friant Road North, Right on Shepherd, Left on Perrin, Left at Sommerville, Right at Chestnut, Right on Granada.

Bon appetite (good food or your money back)

We Make Fun Stuff for YOU at F&F Dinner Nights!  
Dave Sawyer, VAC  
(Very Amateur Chef)  
davesawyerrealtor.com for more info

## News In The Neighborhood



My eyes would be that big too if my tummy was like that! C'mon Haley, have that baby!



# October 2016

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						 1
2	3	4	5	6	7	8
International Non-Violence Day			Family & Friends Dinner 6:30 PM			Octopus Day 
9	10	11	12	13	14	15
16	17	18	19	20	21	22
			Family & Friends Dinner 6:30 PM			
 23	 24	25	26	27	28	29
Brittany's birthday 30	Happy Halloween 31					

## News In The Neighborhood...cont'd



Grandpa's newest is 1 year old, Happy Birthday Sawyer!



I married the Farmers Daughter!

Me and my sweet grandson Cam, just havin a talk!



Vintage car races at Laguna Seca, very cool!

## Mortgage Rates Jump Higher... cont'd

Looking ahead to the second half of the year, price growth is expected to slow as seasonal demand wanes and higher mortgage rates have a marginal impact on home purchase demand.

Mortgage rates are about a full percentage point higher today than they were at the beginning of March. The average rate on the 30-year fixed hit 4.80 percent by the middle of last week, according to the Mortgage Bankers Association. That is the highest since April 2011.

Rates have been trending higher on expectations that the Federal Reserve will begin to taper its investments in mortgage-backed securities.

Home prices are also trending higher in part due to the fact that there are fewer distressed properties for sale. Excluding distressed sales, prices were up 11.4 percent year over year. Distressed properties have seen big price jumps in the past year, as investors fight to get the remaining bargains.

Markets hit hardest by the housing crash have seen some of the biggest price gains: Nevada home prices were up 27 percent annually in July, California up 23 percent and Arizona up 17 percent. Completed foreclosures nationally were down 25 percent in July from a year ago.

# November 2016

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
30	31	1	2	3	4	5
			Family & Friends Dinner 6:30 PM			
6	7	8	9	10	11	12
					Veteran's Day- Salute 	
13	14	15	16	17	18	19
			Family & Friends Dinner 6:30 PM		Mickey Mouse Day 	
20	21	22	23	24	25	26
				Happy Thanksgiving		
27	28	29	30	1	2	3

## Businesses In Your Area

**Complimentary**  
Appetizer (up to \$8.99 value)  
or slice of our famous  
Crème Brûlée Cheesecake.  
Valid Sunday thru Thursday Only.  
Limit one coupon per visit per table.  
*Open all night.*

**YOSEMITE RANCH**  
STEAK • SEAFOOD • SOUTHWEST  
1520 E. Champlain Drive • Fresno, CA 93720  
(Northwest corner of Foster & Champlain)  
Restaurant 559-434-4403



**Janet D. Belan**  
Insurance and Financial Services

 **FARMERS**

755 N. Peach Ave., Suite F12  
Clovis, CA 93611  
Office: 559-435-1030 • Fax: 435-1032  
Email: jbelan@farmersagent.com  
CA Lic. # 0A93318

Registered Representative  
Farmers Financial Solutions, LLC  
30801 Agoura Rd., Bldg. 1, Agoura Hills, CA 91301  
Phone: 818-584-0200

**Now Offering Daycare & Day School!**  
Check our website for more information

 **Brittany Sawyer-Guthrie**  
Trainer  
PH (559) 817-4333 Ext. 2  
brittany@fresnodogtraining.com

Mention this ad and get  
**\$10 off one of Brittany's classes!**

Class schedules and descriptions are available at  
[www.fresnodogtraining.com](http://www.fresnodogtraining.com)  
Brittany is also available to board your dogs when you go out  
of town. Call or email for more details.

**Contact me today to start your loan application.**



*Please call for more information*  
**Haley Chavez**  
Loan Specialist  
Direct 559 256 9844  
Mobile 559 355 4301  
Fax 877 819 0498  
NMLS ID 957825  
haley.chavez@smortgage.com



licensed bonded and insured



**(559)579-3806**  
Residential  
Commercial  
**Central Valley Pressure Washing**

# December 2016

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
27	28	29	30	1	2	3
					Bartender Appreciation Day	
4	5	6	7	8	9	10
			Family & Friends Dinner 6:30 PM			
11	12	13	14	15	16	17
18	19	20	21	22	23	24
			Family & Friends Dinner 6:30 PM			
25	26	27	28	29	30	31
Merry Christmas 					Bacon Day	



Disclaimers: All real estate information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change, or withdrawal. Neither listing broker(s) nor this company shall be responsible for typographical errors, misinformation, misprints, and shall be held totally harmless. If your property is currently listed with another broker, this is not a solicitation of that listing.

## Mad Monk

### Ingredients

1 ounce Frangelico hazelnut liqueur  
 1 ounce peppermint schnapps  
 Hot chocolate  
 Hot coffee  
 Whipped Cream for garnish (optional)

### Directions

1. Combine Frangelico and schnapps with hot chocolate and hot coffee.
2. Stir together
  1. Pour the liqueurs into a mug or Irish coffee glass.
  2. Fill with equal parts of hot chocolate and coffee.
  3. Stir together.
  4. Sip and Enjoy!

\* Optional: top with whipped cream.