

DAISY CHEUNG



Free Buyer Representation

Your right as a buyer is important.

Don't waive your right to buyer representation by walking into a builder sales office or any property for sale without a real estate agent. Call me, I'll meet you there and look out for your interests. All at no cost to you.

It doesn't cost you a dime to have me represent you!

480-205-7734

免費房屋購買代理

讓我免費幫助你購買房子。你作為買家的權利很重要，不要在沒有地產經紀陪同下走進建築商銷售處或任何出售的房子，因而放棄了你的權利。打電話給我，我可以跟你會面及保障你的權益，提供免費購買服務。

This is not intended as a solicitation if your home is currently listed with another agent. Market update information is obtained from the Multiple Listing Service and includes properties listed or sold by companies other than Century 21 All Star Realty. All information is deemed reliable but is not guaranteed. 若你的房子現正藉藉別的地產經紀出售，這通訊不是用作招攬生意。住宅市場消息來自 M.L.S. 包括 Century 21 All Star Realty 以外的公司所售的地產物業。所有資料相信是可靠但沒有保證。

Happy Chinese New Year! This is the Year of the Monkey. January 22, 2004 is the first day of the year. It is Year 4701 by Chinese calendar. Make buying a home this year as your New Year resolution. Interest rates are expected to remain at low levels. Housing appreciation will continue at a favorable pace, making real estate a viable investment for the future. There is no better time than now to move into your dream home or purchase a property as an investment.

新年快樂！今年是猴年，一月廿二日是年初一，中國年曆的四七零一年。請立下新年願望在今年裡購買房子吧。借貸利息仍然保持在低水平，房屋升值持續增長，房地產是有利的投資。現在是購買心儀的房子和投資物業的好時機。



Home Inspection 房屋檢查

A home inspector's job is to survey a home for potential problems, from structural compromises to potential health risks. This investigation lets the buyer know the condition of the home, as well as environmental factors that may be a cause for concern. Here is a look at three environmental factors that may raise a red flag should they be discovered during home inspection.

Radon – This gaseous radioactive element can be released from the rock and earth beneath a home, from well water, or from a home's building materials. Health professionals recommend having a home tested for Radon because it is a known carcinogen linked specifically to lung cancer. A Radon test will reveal whether the

home has acceptable levels of the gas or if steps should be taken to reduce the concentrations.

(To be continued in next issue)

一個房屋檢查員的工作是鑑定房子，從結構到健康危險方面找出可能存在的問題。這個調查讓買家知道房子的狀況及構成問題的環境因素。在房屋檢查過程中有三個引起問題的環境因素。

氡——這是一種放射性氣體元素，能從房屋下的石和泥土或建築材料發放出來。因為氡能引致肺癌，健康專業人士建議房屋應接受氡的測試來決定屋內氡的含量是否可以接受或需要進行減少氡的工程。

(下期待續)

Q&A: Why do I need a real estate agent?

A real estate transaction is complicated and time-consuming. It requires purchase contracts, disclosure forms, inspection reports, property appraisal reports, mortgage documents, insurance policies, deeds, and settlement statements. A professional can guide you through this complexity to avoid delays or costly mistakes. Since home buying or selling is often an emotional process and a major financial undertaking, a Realtor being an objective third party helps you focus on things that are important to you.

Do you have any real estate questions? Call me at (480)205-7734 or email your questions to daisy@daisyhomes.com

問與答：我為甚麼需要地產經紀？

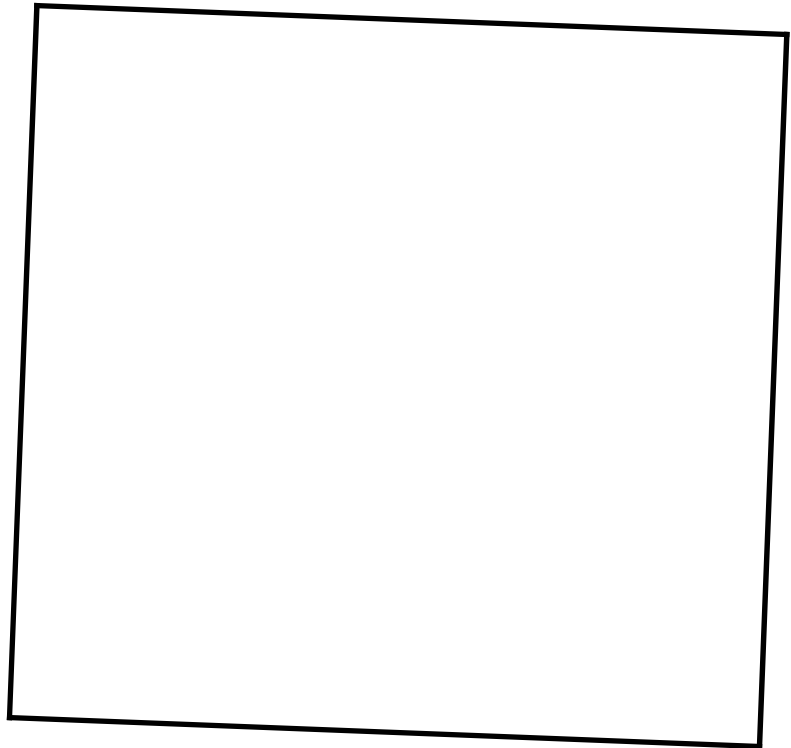
地產交易手續是複雜和需時的。當中需要購買合約、資料透露表格、房屋檢查報告、價格評估、貸款文件、保險單、契據及授與文書等等。地產專業人士能在這繁複的過程中引導你，避免延誤和錯漏。買賣房屋通常是基於情緒，又是一個重大的經濟決定，因此房地產經紀作為客觀的第三者可助你專注在重要的事上。

你有沒有房地產上的問題需要解答？請電 (480) 205-7734 或電郵 daisy@daisyhomes.com。

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粵語。國語。英語
房屋地產買賣服務



JANUARY 2004 一月 甲申年							FEBRUARY 2004 二月 甲申年						
SUN 日	MON 一	TUE 二	WED 三	THU 四	FRI 五	SAT 六	SUN 日	MON 一	TUE 二	WED 三	THU 四	FRI 五	SAT 六
				1 十二月初十	2 十一	3 十二	1 正月十一	2 十二	3 十三	4 立春 十四	5 元宵節 十五	6 十六	7 十七
4 十三	5 十四	6 小寒 十五	7 十六	8 十七	9 十八	10 十九	8 十八	9 十九	10 二十	11 廿一	12 廿二	13 廿三	14 廿四
11 二十	12 廿一	13 廿二	14 廿三	15 廿四	16 廿五	17 廿六	15 廿五	16 廿六	17 廿七	18 廿八	19 廿九	20 二月初一	21 初二
18 廿七	19 廿八	20 廿九	21 三十	22 春節 正月初一	23 初二	24 初三	22 初三	23 初四	24 初五	25 初六	26 初七	27 初八	28 初九
25 初四	26 初五	27 初六	28 初七	29 初八	30 初九	31 初十	29 初十						

立春 – start of spring 元宵節 – feast of lanterns

December 2003 Residential Market Update 二零零三年十二月住宅市場消息

Area 地區	# of Properties New on the Market 新上市住宅數目	Avg. List Price 平均標價	# of Properties Sold 售出住宅數目	Avg. Sales Price 平均售價
Tempe-south of Guadalupe Rd (Guadalupe Rd 以南)	130	\$218,963	114	\$202,964
Chandler-north of Pecos Rd (Pecos Rd 以北)	361	\$168,750	325	\$162,984
Chandler-south of Pecos Rd (Pecos Rd 以南)	224	\$246,299	179	\$232,674