



Real Estate Q&A

By Phyllis Harb, Dickson Podley Realtors

AskPhyllis@RealtorHarb.com

Dear Phyllis,

My husband has a job transfer and fortunately his employer is including a moving allowance with his package; thus much of our moving expense is covered. As my washer and dryer are several years old and not as energy efficient as some of the newer models I was hoping to just leave them for the new buyer. Is this acceptable?

Green

Dear Green,

Most likely your home buyer will appreciate your appliances and leaving them will enhance your sale. If the buyer doesn't want the appliances you can instead donate them to a local charity and likely obtain a tax-write off for your charitable contribution.

Dear Phyllis,

We purchased our home in 2005 and due to divorce I will be selling. Our home was appraised during our divorce negotiations and the appraiser quoted our square footage at 335 square feet less than what the seller quoted. I feel that we were misled and the seller should compensate me. What recourse do you think I have?

Ex

Dear Ex,

Typically what is quoted in the multiple listing services (MLS) is the tax assessor's data, which is often incorrect. You might contact the Realtor® who assisted you in your purchase for guidance; they can easily find the assessor's square footage records. If something other than the LA County tax assessor's figure was quoted, your agent should contact the seller's Realtor® to learn why.

Review the appraisal from your 2005 purchase. If you can't locate it, contact your lender to request a copy. If your original appraiser grossly misrepresented the square footage a consultation with a real estate attorney may be your next step.

I am not an attorney and can't offer legal advice. But if the square footage varied by more than 10% I think a closer look is definitely warranted.



Phyllis Harb offers 20 years of real estate experience

She is currently a Realtor at Dickson Podley Realtors in La Cañada. Harb, an e-Pro and S.R.E.S. is ranked among the top 5% of Realtors nationally and is certified by the Department of Real Estate as a course instructor. Prior to entering real estate in 1989, Phyllis worked in real estate lending for 15 years.

You can send your real estate questions by mail to:

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