

THE REAL ESTATE BULLETIN

Springfield, MO

Your Local Source for Real Estate News

Vol. 1 Issue 2

How many square feet? One of the most frequently asked questions about a home!

by Larry Daniel

There always seems to be some level of concern by buyers about the square footage of homes they are considering purchasing. The problem is that there appears to be no set standard for determining this. It is common for buyers to see the tax roll information if the home has been built long enough to have been assessed. On new construction the information may state that measurements are 'according to builders plans'. And normally there will be

some sort of disclaimer. Why is this? The problem is one of definition. Does "square footage" mean living area, footprint size, include the garage, or something else? In a home that has some rooms where the ceiling heights are not a standard dimension or sloped, what portion of the room counts as living area? Are closets and hallways considered living area? How about unfinished space in a basement? These are just a few of the myriad questions that make it difficult to

arrive at a standard for measuring, and determine a standard for square footage.

The OzarksHome.com Real Estate team recommends to our clients that they measure the furniture they intend to keep, and measure the rooms in the prospective home to make sure it will fit. Then view the new home in its totality as to acceptability or adaptability to the way they live. Call Marilyn Daniel or Hallie Roberts for more information, 417.886.3528

♥ ♥ ♥ ♥ ♥
Match Makers

Wanted! Fun-loving sports-minded Bass boat seeks extra large garage preferably attached to at least 2500+ sq. ft. home with formal dining (just to please the wife). Trying to get by with less than \$250K.

☎ 417-886-3528

Southern Belle Queen-size Victorian Lady desperately seeking large family for possible long term relationship! 5000+/- sq. ft. For a lifetime of fun and happiness at only \$229,900!

☎ 417-886-3528

Will respond to all calls!

♥ ♥ ♥ ♥ ♥



A Moment with Marilyn

"Here's a few of my favorites of our **Ten Commandments** when applying for a real estate loan":

- #10 Thou Shalt Not Co-Sign a Loan For Anyone.
- #6 Thou Shalt Not Spend Money Set Aside for Closing
- #2 Thou Shalt Not Buy a Car, Truck or Van (or thou may be living in it)!



Hallie's Comment:

"To say we 'Sell Homes' is like saying Frank Lloyd Wright designed houses. Our goal is to exceed our clients expectations. When you become one of our clients, you become one of the family."



Larry's Tech Tips



You will be well advised to never open any attachments that end with .vbs or .exe as these file types may be a virus. Even if they arrive from someone that is a friend it may be a self replicating email virus.

Web site tip: <http://prepaid.lawinfo.net/cgi-bin/mainsearch.pl?>

ESM
Every act of kindness done makes
life nicer for someone.

Thanks so much to Vernie Mefford and
Barbara Long for their referrals.

OzarksHome.com
Real Estate Team

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100%
Pure Customer Service

“You guys never gave up. You stayed with it! We trusted you completely. You were tenacious in finding a home for us. The team was comfortable and fun to be with. Your experience and knowledge was tremendous and we felt you had our best interest at heart. And we enjoyed the always available candy!”

Howard & Suzie Tuter