

# Adobe Realty Times

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Alex & Anne Gough, Publishers

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## *The Times they are a' changing!*

We felt you would appreciate an update via *The Adobe Times* because so much is happening in the field of real estate. Recent changes could affect you, your pocketbook, and your next property purchase or sale – important matters!

**you've  
got e-mail**

For those of you who would like to get future updates via e-mail, please send your e-mail address to [adoberealty@charter.net](mailto:adoberealty@charter.net).

## **“Sometimes 60 days” ... new rules for landlords**

With more of us looking at real estate these days as a more stable investment than stocks, many of us either own or will own rental properties. That means keeping up with rules that apply to rentals. Adobe Realty can provide a good tenant book produced by the state, but even this book won't have the new rules.

The big one, effective January 1, 2003, requires you to give at least 60 days notice to tenants with no specified term, in other words a month-to-month agreement. However, tenants still only need to give 30 days notice. And there are exceptions for landlords. If you intend to move back into the unit, or if it's in es-

## **Don't stake that claim – Insurance harder to get**

Homeowner's insurance or fire insurance has often been something we put on automatic pilot. No Longer! At least for the time being, proceed with caution. Insurance can be tougher to get or virtually impossible to find if either you or the home you're buying or already own has had a recent claim. It will also be more expensive whether or not you've had a claim.

According to the California Association of Realtors (CAR), homeowners throughout the state have seen their premiums skyrocket despite never before having made a claim. Not only can making a claim change your chances of getting insurance or keeping it at the same rate, a simple phone call to the company asking about a problem has been re-

ported to the Comprehensive Loss Underwriting Exchange (CLUE) database as increasing the insurance company's exposure. CAR says they have convinced state insurance Commissioner John Garamendi to issue a draft advisory to insurance companies. They can't characterize a simple inquiry as a claim and negatively impact the insured's CLUE score.

While we appreciate CAR's effort, I don't personally think I will be making many calls to my insurance carriers. And certainly, if you are buying a home, start looking early for insurance coverage even before you put in an offer. Title insurance companies may be insurers of last resort, but don't be surprised if it is more costly.

## **View MLS homes on Adobe Realty's updated Website**

With everyone shopping on-line for books, collectibles (for example, motorcycles), why not real estate? Find local listings on our Website at [www.adoberealty.net](http://www.adoberealty.net) and click on the MLS link. The listings are updated daily. Of course, we can also still mail you property lists and listing print-outs if you prefer.



crow and notice has been given within 120 days of opening escrow, only 30 days notice is required. This right only lasts for six months.

Other rules have changes too, regarding the landlords right to enter. The notice must now be in writing and personally delivered along with other requirements, including time constraints. There are exceptions, such as emergencies, but you'd better follow the guidelines.

Adobe Realty can also send you an update on the new rules. Just e-mail us at [adoberealty@charter.net](mailto:adoberealty@charter.net), call us at (805) 543-2693, or toll free at (800) 827-1434.

# The bread's rising for this fundraiser

Fresh baked breads from the outdoor adobe oven in the courtyard behind Adobe Realty and local gourmet cheeses and wines are featured highlights of the June 8<sup>th</sup> fundraiser for benefit of the Mozart Festival. The event is being hosted at the Sauer-Adams Adobe by Alex and Anne Gough from 2:30 to 5 p.m. Chief baker will be Tyler Kasunich, former owner and founder of Popolo's, who first learned to bake at Gail's in Santa Cruz. He and Anne Gough are the bakers.

Twenty years ago, Alex and Anne built their first bread oven using ancient techniques described in a Sunset Magazine article. Later that year they held the first "Bread Party," a tradition of good food and good music that lasted until 1990 and rekindled last year.

This year, expect some 20 varieties of bread, including incredible gourmet pizza, homemade cheeses and wines from Letitia, Edna Valley, Seven Peaks and Tolosa Wineries. Tickets are \$35 each, \$15 of which is tax deductible. More details on line at [www.mozartfestival.com](http://www.mozartfestival.com), or call the Mozart Festival Association office at 781-3008.



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