



The Quit Claim

with WENDY LUCAS

W WENDY LUCAS AND COMPANY

helping you build real estate wealth

Q&A {ask and you shall receive}

Q: My wife and I are buying a home. Our Realtor has recommended that we take title as Joint Tenants because it has a Right of Survivorship. But, my wife has two kids from a previous marriage and she says she wants to take title as Tenants in Common. Which one is better?

A: There really is no better or worse way to take title. It depends on your intentions. In this particular case, it sounds as if your wife wants to make sure that the kids from her previous marriage will inherit her interest in the property in the event she predeceases you. If that is the case, you should take title as Tenants in Common.

If you take title as Joint Tenants, which has Right of Survivorship, the interest of the party who dies first automatically transfers to the other party upon death. It happens instantaneously without any further intervention from a court of law, written document or other action. And, there is no looking back just because one party wrote a will after the purchase. If you take title as Tenants in Common, when one party dies that party's interest transfers to his heirs, if he has a will, or through intestate succession, if he doesn't have a will. If you truly intend your purchasing partner to get the property without any complication, this might not be the way to go.

While it is important to spend some time thinking about your intention before you buy the property, you can change how you hold title after your purchase. And, one party holding as a Joint Tenant with another can "sever" the Joint Tenancy by transferring his interest in whole or in part.

If you have a Real Estate question, ask Wendy. Send an email to wendy@wendylucas.com or call 970.927.7700.

Rifle Single Family Homes

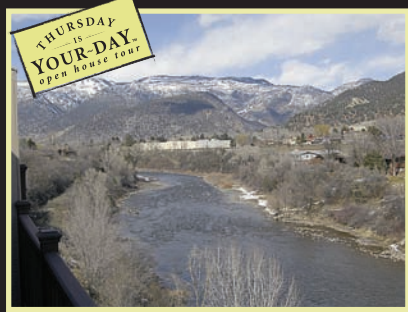
Current Listings	89 properties
Highest Price	\$ 795,000
Lowest Price	\$ 99,000
Average Price	\$ 387,131
Median Price	\$ 353,500
Average Days on Market	148
Average \$/S.F.	\$210.51
Average Size/S.F.	1,939

Under Contract Listings	18 properties
Highest Price	\$ 750,000
Lowest Price	\$ 200,000
Average Price	\$ 366,941
Median Price	\$ 358,625
Average Days on Market	137
Average \$/S.F.	\$193.03
Average Size/S.F.	1,897

Sold Statistics YTD	171 properties
Highest Price	\$ 2,500,000
Lowest Price	\$ 72,500
Average Price	\$ 345,378
Median Price	\$ 320,000
Average Days on Market	112
Average \$/S.F.	\$190
Average Size/S.F.	1,874
Percentage Sold Price of List Price	98.15%

2006 to 2007 Sold Statistics	24 properties
Highest Price	\$ 328,590
Lowest Price	\$ 70,000
Average Price	\$ 132,274
Median Price	\$ 97,250
Average Days on Market	347
Percentage Sold Price of List Price	99.32%

MARKET METER



One Hot Property

- four floors overlooking the river
- cathedral ceilings & three decks provide lots of space & light
- four bedrooms/3 1/2 baths with two car garage
- glenwood springs condo, 2,938 s.f. with decks
- soothing sound of the river makes an enjoyable ambiance
- tour this thursday, 3:30~5:30 p.m.

New Listing \$599,000

LUCAS LOGIC

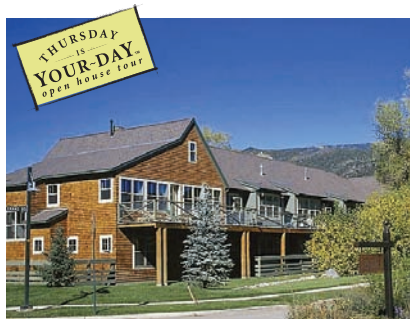
Invest in Silt before Silt really happens!



Market St. Loft

best priced loft per s.f. available!
second floor, west-facing, 2 bedroom/2 bath
timeless brick architecture with common court yard
lobby with reception area & resident exercise room
estimated completion mid-april 2008
information available this thursday, 3:30~5:30 p.m.

New Listing \$660,000



Willits Townhomes

brand new seven-plex of 1,824 to 2,049 s.f.
available to close now ~ construction completed
three bedrooms / 2 or 3 baths
gorgeous finishes
along bike / jogging paths and parks
shopping and dining in all directions!
tour this thursday, 3:30~5:30 p.m.

\$875,520~\$947,520



Aspen Tennis Club/Gann

own this view!
great lot for your aspen home
lot size: 15,130 s.f.
allowable F.A.R.: 5,750 s.f.
mature trees provide privacy
walking distance to town
tour this thursday, 3:30~5:30 p.m.

New Price \$2,750,000



WENDY LUCAS AND COMPANY

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|---------------------|-----------------|
| hilarly porterfield | joanne harrison |
| vince simonetti | clay crossland |
| heather bones | richard duddy |
| rita sherman | gaines norton |
| paul adams | scott hirsch |
| jo king | wendy lucas |

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