



# WILLOW Realty Newsletter

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Real Estate News and Helpful Ideas

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*From the Broker's Desk*  
**Nancy C. Rowe**

Seems impossible that another year has come and gone. At least we are seeing a gradual improvement in the economy with each passing year.

Our Multiple Listing Service shows a definite improvement in the local residential housing market while other facets of the housing industry are still sluggish. The volume of residential sales has increased by an average of 19.83%. Prices have increased an average of 3.3% with average days on market dropping 4.44%. Washington County showed a marked increase in vacant land sales with Carter County and Kingsport showing some increase but Bristol, Greene County and Unicoi County show a decrease in sales. Commercial, multi-family and condo sales are showing only a slight improvement. Forecasts indicate that we will continue to experience this gradual rebuilding of the real estate market in 2014. We will have to see how the new lending guidelines that go into effect this year will impact our recovery. With so many changes to the lending guidelines, I would strongly recommend that those individuals who might have the need to secure a mortgage, speak to a loan officer to determine that they are qualified borrowers under the new lending requirements. Home ownership is still the goal of most families and the experienced Agents of WILLOW Realty stand ready to assist with your next real estate transaction.

Comparison 2009/2011 to 2012/2013

	2012/2103 Sales Volume	Change %	2012/2013 Avg Sale \$	Change %	2012/2013 DOM	Change %
Carter Co	\$92,596,692	19.67%	\$116,620.52	3.08%	180	0.28%
Greene Co	\$116,103,639	16.33%	\$122,991.14	2.52%	194	8.35%
Sullivan Co:						
Bristol	\$218,294,557	16.61%	\$145,432.75	3.09%	159	-2.74%
Kingsport	\$255,445,580	25.90%	\$152,413.83	1.86%	151	5.97%
Washington Co	\$470,337,837	23.47%	\$186,864.46	1.69%	157	6.92%
Unicoi Co	\$26,261,529	16.98%	\$123,875.14	5.94%	170	7.85%

### What if someone doesn't have health coverage in 2014?

©HealthCare.gov



If someone who can afford health insurance doesn't have coverage in 2014,

they may have to pay a fee. They also have to pay for all of their health care. The fee is sometimes called the "individual responsibility payment," "individual mandate," or penalty.

#### When the uninsured need care

When someone without health coverage gets urgent—often expensive—medical care but doesn't pay the bill, everyone else ends up paying the price. That's why the health care law requires all people who can afford it to take responsibility for their own health insurance by getting coverage or paying a fee. People without health coverage who pay the penalty will also have to pay the entire cost

of all their medical care. They won't be protected from the kind of very high medical bills that can sometimes lead to bankruptcy.

#### The penalty in 2014 and beyond

The penalty in 2014 is calculated one of 2 ways. You'll pay whichever of these amounts is higher:

1% of your yearly household income. The maximum penalty is the national average yearly premium for a bronze plan.

\$95 per person for the year (\$47.50 per child under 18). The maximum penalty per family using this method is \$285.

The fee increases every year. In 2015 it's 2% of income or \$325 per person. In 2016 and later years it's 2.5% of income or \$695 per person. After that it is adjusted for inflation.

If you're uninsured for just part of the year, 1/12 of the yearly penalty applies to each month you're uninsured. If you're uninsured for less

than 3 months, you don't have to make a payment.

Learn more about the individual responsibility payment from the Internal Revenue Service.

#### Enroll by March 31, 2014 and you won't have to make the individual shared responsibility payment

If you enroll in a health insurance plan through the Marketplace by March 31, 2014, you won't have to make the payment for any month before your coverage began. For example, if you enroll in a Marketplace plan on March 31 your coverage begins on May 1. If you didn't have coverage earlier in the year, you won't have to pay a penalty for any of the previous months of 2014.

#### If you pay the penalty, you're not covered

It's important to remember that someone who pays the penalty doesn't have any health insurance coverage. They still will be responsible for 100% of the cost of their medical care. After open enrollment ends on March 31, 2014, they won't be able to get health coverage through the Marketplace until the next annual enrollment period, unless they have a qualifying life event.

#### Minimum essential coverage

To avoid the fee you need insurance that qualifies as minimum essential coverage. If you're covered by any of the following in 2014, you're considered covered and don't have to pay a penalty:

Any Marketplace plan, or any individual insurance plan you already

have  
Any employer plan (including COBRA), with or without "grandfathered" status. This includes retiree plans  
Medicare or Medicaid

The Children's Health Insurance Program (CHIP)

TRICARE (for current service members and military retirees, their families, and survivors)

Veterans health care programs (including the Veterans Health Care Program, VA Civilian Health and Medical Program (CHAMPVA), and Spina Bifida Health Care Benefits Program)

Peace Corps Volunteer plans  
Self-funded health coverage offered to students by universities for plan or policy years that begin on or before Dec. 31, 2014

Other plans may also qualify. Ask your health coverage provider.

#### What kinds of health insurance don't qualify as coverage?

Health plans that don't meet minimum essential coverage don't qualify as coverage in 2014. If you have only these types of coverage, you may have to pay the fee. Examples include: coverage only for vision care or dental care, workers' compensation, coverage only for a specific disease or condition, plans that offer only discounts on medical services

#### Exemptions from the fee

Some people with limited incomes and other situations can get exemptions from the fee. Learn about the exemptions at HealthCare.gov.

### Two Pork Tenderloin Recipes

© TasteofHome.com

#### CINNAMON

- 3 tbs reduced-sodium soy sauce
- 3 tbs sherry or chicken broth
- 1 tbs brown sugar

- 1-1/2 tsp honey
- 1 tsp ground cinnamon
- 1 garlic clove, minced
- 2 pork tenderloins (3/4 lb each)



In a large resealable plastic bag, combine the first six ingredients. Add the pork; seal bag and turn to coat. Refrigerate 4-6 hours. Drain and discard marinade. Grill pork, covered, over medium heat for 15-20 minutes or until a thermometer reads 160°, turning occasionally. Let stand for 5 minutes before slicing.

#### ORANGE

- 1 pork tenderloin (1 lb), cut into slices
- 1 tbs butter, softened
- 1/4 tsp dried thyme

- Dash cayenne pepper
- 1 c orange juice, divided
- 1 tbs all-purpose flour
- 1-1/2 tsp sugar



Place pork slices in an ungreased 13-in. x 9-in. baking dish. Combine butter, thyme and cayenne. spread over pork. Pour 3/4 cup orange juice over meat. Bake, uncovered, at 425° for 25-30 minutes or until a meat thermometer reads 160°-170°, basting occasionally. Remove pork and keep warm. Pour pan drippings into a measuring cup; add enough remaining orange juice to measure 3/4 cup. Pour into a saucepan. Stir in flour and sugar until smooth. Bring to a boil over medium heat; cook and stir for 2 minutes or until thickened. Serve with pork.

**Character is the ability to carry out a good resolution long after the excitement of the moment has passed.**

~Cavett Robert



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