September 2016

FROM YOUR LOCAL

REAL ESTATE EXPERT

IS THE PRICE RIGHT FOR YOUR HOME?

Selling your home is a game of numbers, and winning means placing your home on the market at a competitive price. Proper pricing ensures your home sells quickly and provides you with maximum return on your property.

Need some pointers for pricing your home competitively? Here are some tips:

- **Assess your buyers**. Understanding what your buyers are looking for enables you to adjust your price to reflect the buyer's needs and speed up your sale.
- **Scope out your competition**. Find out what sellers nearby are offering. Remember: if a buyer is able to purchase your home at a slightly lower price than comparable homes in the neighborhood, your home is likely to sell fast.
- **Consider features and upgrades**. Stage your home. Depersonalize it. Make sure it has curb appeal. Upgraded kitchens make a difference, but so do simple features like light fixtures and doorknobs. Buyers pay attention to these details and are likely to pay more for them, so use this to your advantage — adjust your price accordingly.
- **Consult a pro**. Real estate professionals know how to navigate home pricing. An agent is able to assess your home's value by finding comparable properties and interpreting the market.

Are you ready to sell your home? Let me help you find the right price so your home sells quickly! Call me today to schedule a consultation.

DATES TO REMEMBER

Labor Day – September 5

Patriot Day – September 11

Oktoberfest begins – September 17

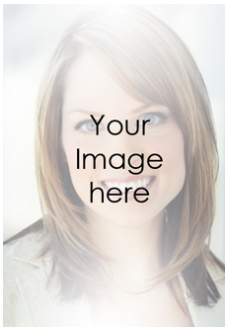
Fall begins – September 22

EASY TUNA PATTIES

- 2 eggs
- 2 tsp lemon juice
- ¼ cup grated Parmesan cheese
- ¾ cup Italian seasoned bread crumbs
- 3 (6 oz.) cans tuna, drained
- ¼ cup diced onion
- 1 pinch ground black pepper
- 3 tbs vegetable oil

1. Beat eggs and lemon juice in a bowl. Stir in Parmesan cheese and bread crumbs to make a paste. Fold in tuna and onions until well mixed. Season with black pepper. Shape tuna mixture into eight patties about one inch thick.
2. Heat vegetable oil in a skillet over medium heat. Fry patties until golden brown (about five minutes per side). Enjoy in a sandwich or with your favorite dipping sauce.

Your Name | Phone number | email address | website



Agent Name

Street Address City, CA Zip

YourCompanyLogo

MAINTENANCE TIP!

You and your neighbors are equally responsible for constructing, maintaining and replacing boundary fences. Before you do anything, you're required to give a 30-day written notice to each neighbor who shares the responsibility for the fence.

Your notice must include:

- a notification of the presumption of equal responsibility for the boundary fence;
- the problem to be addressed;
- the proposed solution;
- estimated costs;
- the proposed division of costs; and
- the proposed timeline to address the problem.

Of course, if you have an alternative arrangement for boundary fence responsibility, that arrangement controls. The responsibility for constructing, maintaining or replacing boundary fences can only be altered or removed by:

- a written agreement between all affected owners; or
- an adjoining owner's judicial petition to remove or alter their responsibility.

When it comes to fences, keep peace with your neighbors and make sure everyone is properly notified.

The first day of school is almost here — here are a few quick tips to help you prepare!

Supplies To Buy:

- ❑ pencils, pens and highlighters;
- ❑ binders, dividers and paper;
- ❑ glue and/or glue sticks;
- ❑ graphing paper and calculator;
- ❑ rulers, guides and tape; and
- ❑ White-out tape and page markers.

Safety Tips:

- ❑ If your children walk to school, make sure they walk in groups or are chaperoned.
- ❑ Walk the path to school with your children and show them how to obey all the traffic laws.

Stay Involved!

- ❑ Know your child's bus number and schedule.
- ❑ Make sure you have a list of your kids' teachers, back to school nights, sports schedules and school holidays.
- ❑ Check the school website and make sure you have an email address on file to receive important information about grades, activities or permission slips.

Tips for those who don't have kids:

- ❑ Plan your commute: if you need to leave earlier then get some sleep!
- ❑ Watch out for children who walk to school in your neighborhood.

Have a great school year! Keep me in mind for your real estate needs.