Your Neighborhood Newsletter

Agent Name

Phone number, email address, website

March

8 REASONS TO HIRE ME TO SELL YOUR HOME

The sale of your home is one of the biggest financial transactions of your life, and you want it to go smoothly. Here are some important reasons to have a professional working for you:

1. **The price is right.** I will help you set the optimal price for your property by preparing a comparative market analysis to determine the value of your home.
2. **I'll handle the paperwork.** Real estate forms come with a lot of jargon. I can explain what each part of the form does for you.
3. **Advertising that works.** I know how to promote your listing. With quality marketing, I will reach a wider audience and find you the best buyer.
4. **Agent expertise.** Working in real estate gives me exclusive knowledge and resources to sell homes successfully. Let me share this valuable information with you!
5. **Save yourself time.** I'll do the work so you don't have to. I'll communicate with buyers on your behalf, handle all sale interactions and bargain to get you the best price.
6. **Professional advice.** I'm privy to the legal aspects of real estate. I'll help reduce your liability by giving you direction.
7. **I'll make your home look its best.** Proper staging is vital to attracting buyers. I'll determine what homebuyers want and ensure your home makes the best impression.
8. **Access to a multiple listing service.** My extensive network gives your listing the exposure it needs and helps find you motivated buyers.

If you're serious about selling your home, **call me today** to set up a listing appointment and receive a free comparative market analysis!

Irish Cream Chocolate Cheesecake

- 1 ½ cup chocolate cookie crumbs
- 1/3 cup confectioners' sugar
- 1/3 cup unsweetened cocoa powder
- ¼ cup butter
- 3 (8 oz.) pkgs cream cheese, softened
- 1 ¼ cups white sugar
- ¼ cup unsweetened cocoa powder
- 3 tbs all-purpose flour
- 3 eggs
- ½ cup sour cream
- ¼ cup Irish cream liqueur

1. Preheat oven to 350 degrees. In a large bowl, mix together cookie crumbs, confectioners' sugar and 1/3 cup cocoa powder. Add melted butter and stir until well mixed. Pat into bottom of a 9-inch springform pan. Bake in preheated oven for 10 minutes and set aside. Increase oven temperature to 450 degrees F.
2. In a large bowl, combine cream cheese, white sugar, ¼ cup cocoa powder and flour. Beat at medium speed until well blended and smooth. Add eggs one a time, mixing well. Blend in the sour cream and Irish cream liqueur, mixing on low speed. Pour filling over baked crust.
3. Bake for 10 minutes. Reduce oven temperature to 250 degrees F and bake for 60 minutes.
4. With a knife, loosen the cake from rim of pan. Let cool and remove the rim. Chill before servicing.

YourCompanyLogo

Agent Name

Street Address City, CA Zip

YourCompanyLogo

Your March Maintenance Tip

Is it time to replace your roof? Knowing the history of your home is valuable for determining when your roof needs replacement.

Depending on the material, a normal roof's lifespan can range from 20 to 50+ years. Asphalt shingles generally last 20 to 30 years, wood shingles can remain intact for up to 40 years and newer synthetic materials usually have a life of 50 or more years.

Generally all roofs in a neighborhood will begin wearing out at the same time. If you notice your neighbors beginning to upgrade their roofs, it's probably a good time to begin gathering quotes.

6 TIPS WHEN SHOPPING FOR A NEIGHBORHOOD

There's more to shopping for a home than just looking for a house. A big part of the purchase is about the neighborhood and surroundings.

So before you move, know what to look for:

1. **Where is it?** The cardinal rule of real estate is location. Is the house close to schools, new jobs, parks, downtown or public transportation? Figure out the locations and distances that are most important to you.
2. **Keep your budget in mind.** Don't let high-gloss brochures interfere with your bottom line. Luxury neighborhoods are beautiful, but make sure you're financially comfortable buying a home in a fancy location before you commit.
3. **Thriving or declining?** Is your dream neighborhood improving, or settling into obsolescence? Are the neighbors keeping up their properties? Is there an abundance of 'For Rent' signs?
4. **Extra fees.** If your dream neighborhood has a homeowner's association (HOA), make sure you budget for monthly HOA dues.
5. **Holding value.** Shopping fixer-uppers? Remember not to improve the property beyond the rest of the neighborhood. Putting too much work into your house may mean you won't recoup all your investment when you sell.
6. **Go before you buy.** Explore your new neighborhood outside of the open house times. Are the streets usually full of cars? Is there a drummer or noisy dog living next door? Talk to potential neighbors and get the scoop before you submit an offer.

Of course, you don't have to find your dream house on your own. If you or someone you know is ready to buy a new home, **call me today!**