



Real Estate News You Can Use

Brought to you free by Brett Roderman

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Should You Lease or Sell Your House? The Pros and Cons

You may find yourself in the situation of having to decide between leasing or selling your home. Being aware of the pros and cons of leasing versus selling will help you determine which choice best fits you.

Renting your home gives you a new source of income while benefiting from the deduction of homeowner expenses as your home now becomes an asset. Having a renter gives you more time and cash to ready your home for eventual sale.

Even though leasing your home will generate revenue and some tax advantages, your new role as a landlord may not be what you want. Becoming an investor means you will still have the cost and responsibility of maintaining the property. You will also have to devote time and expense to finding good tenants, while making sure the rent gets paid so you can cover your mortgage and operating expenses. Hiring a property manager is an option but will come at the cost of 8-12% of your gross monthly rents.

As a landlord, you assume the liability of incidents that occur on your property and you must keep the home habitable. Keep in mind that a vacant property means no cash flow to cover your overhead.

If you need the equity in your home to move on, then selling it without a tenant in place, is your best option. Selling allows you to take advantage of favorable market conditions.

Please contact me so I can help you make the "lease or sell" decision that best fits your situation.

The Dance Party You Didn't Know You Started

Imagine you're walking in the park. Part way along the path, you spot a mysterious message painted on the ground: "stand here for dance party". It seems like a normal day and you spot nothing else out of the ordinary; children are playing, dog walkers are walking and no one appears to have noticed the note. You stand in the marked spot, out of curiosity.

Suddenly a beat starts playing and out from the bush appears a breakdancer. Behind you another, and over to the left, the businessman on the bench has dropped his sandwich and is pulling disco moves. The old couple who were admiring the flowers are now moving their hips and the joggers down the path are doing cartwheels. You cannot help but become sucked in and join in the dance party.

This is the joy that renowned undercover comedy troupe Improv Everywhere brought to Manhattan for their first project since the end of the pandemic. The collective are famous for their public flash mobs, in which hundreds of disguised performers join up to create immersive art, comedy and all-round happiness in public places, around unsuspecting members of the public.

For "Stand Here For Dance Party", they enlisted over 100 dancers to bring this spontaneous happiness to surprised onlookers at Grand Army Plaza. The public's reaction to their latest effort was a reminder that spontaneity and sudden collective joy is something we all need, as people joined in the party, howled with laughter and whooped and cheered on the dancers.

Famous quotes on Possibility

The future belongs to those who see possibilities before they become obvious.
John Sculley

To be hopeful means to be uncertain about the future, to be tender toward possibilities, to be dedicated to change all the way down to the bottom of your heart.
Rebecca Solnit

I see possibilities in everything. For everything that's taken away, something of greater value has been given.
Michael J. Fox

We must dare to think "unthinkable" thoughts. We must learn to explore all the options and possibilities that confront us in a complex and rapidly changing world.
J. William Fulbright



Boost Your Happiness by Learning Something New

Achieving happiness is the goal we strive for in any activity. Whether it's getting fluent in a language, practicing a musical instrument or trying to learn the names of the different bird species in your local park; usually it is not the achievement of the goals themselves which brings happiness. It is actually the general air of growth, development and learning that you're cultivating, which fosters that overall sense of joy. Here are just a few ways you can boost your happiness through learning.

Expand your knowledge on something you already love. Whether you're a birdwatcher or petrolhead, trainspotter or film buff, building further knowledge on a subject you are already passionate about brings a sense of meaning and a drive for self-improvement.

Learn in different ways. Improved happiness can be found through learning across a wide and varied range of mediums. For example, reading a phrasebook when learning a new language, then watching a video to see and hear how speakers interact, then listening to music in that language to hear the beauty and artistry of the language.

Find a community around your learning. One of the best ways to truly get the most joy out of the learning process is doing it with others. Finding a class, a study group or even just friends who are passionate about the same things will increase your sense of belonging and help you to elevate and be elevated by others.

Share your knowledge. An incredible amount of satisfaction comes from knowing that you've actively helped somebody else in their growth and development. Whether it's telling a friend or teaching a class, find ways to pass on what you've learned!

Thank you for your referrals!

I succeed when people like you refer me to your friends, neighbors and loved ones. It's the best kind of feedback I can receive.

So thanks for continuing to pass this newsletter on to people you care about.

Turkish One-Pan Eggs & Peppers

Menemen is a traditional Turkish dish that's not only delicious but healthy and a brilliant brunch to share.

Serves 4

2 tablespoons olive oil
1 red or green pepper, sliced
2 onions, sliced
1-2 red chillies, deseeded and sliced
1 can chopped tomatoes
1 teaspoon caster sugar
4 eggs
Small bunch parsley, roughly chopped
6 tablespoons thick, creamy yogurt
2 garlic cloves, crushed

Heat oil in heavy-based frying pan. Stir in pepper, onions and chillies. Cook until they begin to soften. Add tomatoes and sugar. Mix well. Cook until liquid has reduced. Season. Using wooden spoon, create four pockets in tomato mixture and crack eggs into them.

Cover pan and cook eggs over low heat until just set. Beat yogurt with garlic and season. Sprinkle menemen with parsley and serve from frying pan with a dollop of garlic-flavored yogurt. Serve. For an additional extra, add warm pita bread for scooping up delicious sauce and runny egg yolks.



How Long Does the Home-Buying Process Take?

You should plan on an average of six months to find and close on a home. Depending on housing availability and being able to get a loan pre-approval, it could be more or less time. Even before the house hunt begins, it will take about two weeks to get a loan pre-approval.

A low inventory of homes may mean a longer search time, while having to compete with other buyers for those homes. Study the market before beginning your search and it will save you time. Once you go under contract, it will take 45-60 days to close the deal. This allows time to satisfy loan approval and inspection contingencies. Title and escrow officers need this period to do their title work, process loan documents and prepare closing statements.

Knowing how the process works and being prepared will give more assurance that a home can be found and closed on in a reasonable amount of time.

Improve Your Move-In Day with “Open First” Boxes

Moving to a new home should be exciting! However, the actual moving-in process can be overwhelming; with all your possessions packed away in boxes it’s hard to know where to begin. Avoid the stress and pack smart by creating a few “open first” boxes which travel with you, rather than the movers, containing the essential items you’ll need on arrival:

Toolkit. Whether you’re building furniture, hanging photos or fixing little imperfections, a basic toolkit will come in handy. Start with a hammer, screwdriver with interchangeable heads, tape measure, sharp scissors and a drill.

Important documents. Pack a box to keep your key documents and important cards safe, you’ll probably need to access them quickly. This includes your license, passports, certificates, credit cards, medical records, and any house related paperwork such as leases or contracts.

Electronics. Some electronics and appliances are essential, such as your phone, laptop, and even a coffee maker (you’ll be grateful for fresh coffee when you’re unpacking boxes!). Make sure you pack any chargers and cables. Consider which small appliances will make your move-in more pleasant.

Cleaning. Tidying up your new space will help it feel like home. Bring all the cleaning supplies you’ll need to deep clean before your furniture arrives.

Personal care. After a long day, you’ll be grateful that you packed your shower products, deodorant, towels and toothbrushes. Throw in your skin care, hairbrush, and a couple of rolls of toilet paper too.

Kids and pets. Don’t forget that moving can be tough for your kids and fluffy family members. Ensure that their food, blankets, toys and other items which keep them happy and healthy are packed away.

Valuable. If it’s expensive, delicate, or has huge sentimental value to you, then you should keep it close and bring it to your new home yourself.

Want more moving tips? Or need help working out what to have ready for move-in day? Call or email us. We’re here for you.



Quick Quiz

For an answer, email me at br@brettroderman.com or call 404-229-7600.

What is the most-visited U.S. museum?

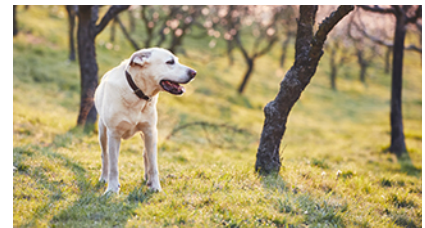
Worth Reading



Creative Gifts for Kids, Teens and Adults

Studio DIY

If a creative person close to you has a birthday coming up, or if you just want to treat them, check out this list of ideas for gifts which foster creativity. Whatever their age or interest, you’ll likely find their perfect match; books of craft ideas for children, macrame and block printing kits for adults, beautiful ceramic painting pots and more. More: <https://tinyurl.com/worth0523a>



33 Best Songs About Spring of All Time

Music Grotto

Spring is in full swing and with it a hopeful air of new beginnings. It’s a time of year which is documented and worshiped in so many pieces of music, yet we sometimes don’t put as much value into our seasonal spring bops, compared to the holiday classics and summer anthems we all rave about annually. Here’s a list to change that, with the perfect songs to hear in the spring. More: <https://tinyurl.com/worth0523b>

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Improve Your Move-In Day with "Open First" Boxes

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We can't make this stuff up!

Chinese developers have invented a device to make long-distance phone calls to lovers more intimate... a bluetooth enabled "kissing machine". The silicone machine mimics the movements and temperature of a caller's lips in real time.

An enormous and mysterious metal ball has washed up on a beach in Japan, with experts completely dumbfounded as to what it is and where it came from. Some locals are speculating about the possibility of UFO activity.

If you've ever winced at the sight of your own signature, a business in LA may be able to help you. Priscilla Molina's "Planet Of Names" helps people level-up their autograph by designing bespoke signatures for her customers to use.

A mouse in California has been awarded the Guinness World Record for being the world's oldest living mouse in human care. The Pacific Pocket Mouse is named Pat, after Star Trek's Patrick Stewart and nine years old.

Wondering What's Happening in Your Neighborhood?

How has the price of your home changed in today's market? How much are other homes in your neighborhood selling for?

These are all critical questions that shouldn't be overlooked when thinking about buying or selling your home. Whether you're curious about prices in your area, whether it's an excellent time to sell, or just need an expert to answer your questions, I can give you the tools and offer guidance through the entire buying or selling process.

Let me know how I can help by simply giving my office a call at 404-229-7600 to set up a time to connect.

Contact me today:

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