



## Real Estate News You Can Use

Brought to you free by Brett Roderman

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### Offer Got Rejected? Don't Worry, Here's What to Do

So you found your dream home, submitted an offer, and ... the seller said no. It's frustrating, but don't lose hope! A rejected offer doesn't mean the end of your home-buying journey. Here's what to do next.

#### Understand why your offer was rejected.

Sellers reject offers for many reasons. Maybe your bid was too low, they received a better offer or they didn't like your financing terms. Sometimes, sellers have emotional ties to a home and want a buyer who meets specific conditions. Ask your real estate agent to find out why your offer didn't make the cut.

#### Consider making a stronger offer.

If you're still interested in the home, you can try again with a more competitive bid. This might mean offering a higher price, increasing your earnest money deposit, or waiving certain contingencies. Just make sure you stay within your budget and comfort level.

#### Look for other homes.

It's easy to get attached to a specific property, but remember, there are plenty of homes out there! Use this as an opportunity to refine your search and find another great option that fits your needs.

#### Be patient and stay positive.

The home-buying process can be frustrating, and rejections are a normal part of it. Trust that the right home will come along at the right time. Keep working with your agent, stay preapproved, and be ready to act when the next opportunity arises!

If you're in need of some reassurance during your search for your dream home, contact me today.

### Pioneering Technology to Purify Water Using Plants

One of the State University of New York's research assistant professors, Priyanka Sharma, has always been fascinated by plants. As a child, she had a thirst for knowledge about everything plant related, from why they were so magnificently colored to what gave them their different smells.

As an adult, she became increasingly aware of the need to address problems faced by those in her native Rajasthan, India. With her interest in plants growing into a master's degree and a PhD, Sharma eventually decided to use her passion to begin addressing those problems: for six years, she researched and developed a filtering system to purify water using cellulose taken from the organic components that make up a plant's biomass.

Cellulose is the compound the cell walls in a plant are made from, so it's a sustainable material that can be replenished quickly. It's the main component found in grass, weeds and algae as well as waste from agriculture and can be used in clothing and building and as a source of energy in the form of wood. Sharma has been able to use nanotechnology to collect cellulose from different types of plants and bacteria, developing a way to use them in water filters driven by gravity. The process is said to be as simple as dipping a teabag into your drink.

It's a stunning breakthrough in the fight to provide clean drinking water around the world, another example of modern scientists pioneering positive change in the quest for a brighter future.



### Imagination

There are many ways to be free. One of them is to transcend reality by imagination.  
Anais Nin

Logic will get you from A to B. Imagination will take you everywhere.  
Albert Einstein

Laughter is timeless, imagination has no age, and dreams are forever.  
Walt Disney

True change takes place in the imagination.  
Thomas Moore

The man who has no imagination has no wings.  
Muhammad Ali



## Enjoy Dining Al Fresco with These 5 Tips

Spending time out in the open is one of the joys of the warmer months of the year, and one of the enjoyable hallmarks of summer is being able to eat outdoors, al fresco. If you're planning to prepare delicious meals to enjoy in the afternoon sun or on a warm evening breeze, here are five tips for al fresco dining.

**Have a dedicated outdoor dining area ready.** Knowing that you already have a perfect spot set up eliminates any stress of working out where the best place is to eat outdoors, so you can make the decision to eat outside on the spot rather than having to preplan.

**Have rocks or paperweights handy.** Even on a beautiful mild day, the odd gust can cause unexpected havoc. Keeping paperweights nearby means you can enjoy your meal without worrying about chasing it down the garden.

**Don't stress too much about pristine cleanliness (within reason).** Part of the fun of al fresco dining is being able to take in the elements of nature you won't find indoors. There may be the odd bug or flying leaf, but as long as your outdoor dining area is relatively clean, don't put too much energy into making it pristine.

**Embrace the weather!** Eating outdoors should be exciting, and the weather can inform what you serve for dinner. If there's a chilly breeze, a hot bowl of soup is the perfect companion. Likewise, if it's swelteringly hot outside, a cold salad and cool lemonade will go down like a treat.

**Be adventurous!** Convenience is best left in the dining room. Eating outdoors may come with a few challenges, but if you're open-minded, it'll make the experience even more fun.

## 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.

## Banana Muffins

Swap out the all-purpose flour for gluten-free flour for an easy gluten-free muffin mix!

Serves 12 muffins

3-4 very ripe bananas  
1/2 cup butter, softened  
2 eggs  
2 tablespoons milk  
1/2 cup brown sugar  
1 teaspoon vanilla extract  
2 cups all-purpose flour  
1/4 teaspoon salt  
1 teaspoon baking powder  
1 teaspoon baking soda  
1/2 cup chocolate chips (optional)

Preheat oven to 350°F. Line 12 standard-size muffin cups with paper liners. In large bowl, mash bananas. Add butter, eggs, milk, sugar and vanilla extract. Whisk together to combine. Stir in flour, salt, baking powder, baking soda and chocolate chips until evenly mixed. Evenly divide batter into prepared muffin cups and bake for 20-22 minutes or until cooked through.

Serve.

Instead of chocolate chips, you could try walnuts, pecans, hazelnuts, dried cranberries, raisins or apricots.



## What's the Difference between a CMA and an Appraisal?

There are different approaches to real estate property valuation, depending on the intended use of the final opinion of value.

A real estate agent creates a CMA, a comparative market analysis, by analyzing market trends and researching recent sales and listings of similar properties. By comparing the prices and amenities of those properties, the agent will arrive at an estimate of market value, which will be a price that, in a normal market, a willing buyer would pay a motivated seller.

An appraisal is created by an appraiser. An appraiser is an independent licensed professional who objectively looks at the condition and location of a property as well as the quality of comparable sales and makes proven value adjustments to the comparable features where they differ from the subject property. With an appraisal, the ultimate value is defensible and documented and is arrived at by someone who has no interest in the property.

# Eight Ideas for Hosting a Housewarming Party

Moving into a new home is an exciting milestone, and a housewarming party is the perfect way to celebrate! But what to do? Whether you want to keep it casual or throw something a little more unique, here are a few ideas for the perfect housewarming.

**Cocktail party.** Raise a glass with a cocktail night! Set up a DIY cocktail bar for people to create their own, or you could ask guests to bring their own favorite cocktails.

**Backyard picnic.** If the weather's nice, you could host your housewarming outdoors with a relaxed picnic. Simple appetizers, cozy blankets and lawn games will create a fun, laid-back vibe.

**Treasure hunt.** Invite guests to explore your new space by organizing a treasure hunt. Create a list of items for them to find in different rooms, and whoever collects the most wins a prize!

**Board game bonanza.** Perfect for smaller gatherings, set up a few board games around your home. Guests can rotate among games, creating a fun, interactive atmosphere.

**Cookie decorating.** Everyone loves cookie decorating, not just kids! Provide simple cookies and colorful icing, and let guests create their own edible masterpieces.

**Local drink tasting.** Celebrate your new neighborhood by featuring local beverages from nearby producers, whether that's wine, beer, spirits or softs. A tasting session will add a personal touch to your party.

**Outdoor bonfire.** If you have a backyard, for a relaxed evening, light up the fire pit (if fires are allowed) and enjoy a cozy bonfire with toasted marshmallows and hot drinks. It's a low-key way to end your housewarming on a high note.

**Arts and crafts.** Prepare some fun DIY arts and crafts that everyone can get involved with, whether that's collaging from old magazines, painting sets or even getting people to make portraits of each other!

Need tips on making your moving experience as warm and friendly as possible? Call or email me today and I'll happily give you some pointers.

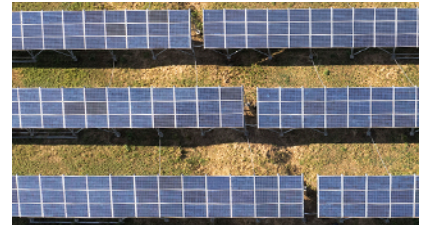


## Quick Quiz

For an answer, email me at [br@brettroderman.com](mailto:br@brettroderman.com) or call 404-229-7600.

*How many films that Steven Spielberg directed are in the American Film Institute's 100 Most Heart-Pounding Movies?*

## Worth Reading



### These Cities Are Building Solar Plants on Trash to Save Space

Nick Hedley

*The Progress Playbook*

In the fight against climate change, one innovative move is the push to turn old landfill sites into solar farms. The 59MW solar farm in Essex, England, is one such example, built atop a 25-year-old landfill and now powering 17,000 homes. Similar projects are emerging worldwide, proving that it's possible to turn dirty land into the fuel for a cleaner, greener future. More:

<https://tinyurl.com/worth0625a>



### Creative Burnout Is Knocking on Your Door. Don't Answer

Ernie Schenck

*Communication Arts*

Jim Carrey's rise to fame was nothing short of legendary. But behind the laughter, he battled against relentless creative burnout. Between his iconic roles in *Ace Ventura* and *The Mask* and his soul-searching performance in *The Truman Show*, the pressure to constantly outdo himself took a toll. How did he navigate the depths of exhaustion and rediscover his passion? More:

<https://tinyurl.com/worth0625b>

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### Inside Your Newsletter:

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 Eight Ideas for Hosting a Housewarming Party

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**Sudoku instructions:** Complete the  $9 \times 9$  grid so that each row, each column and each of the nine  $3 \times 3$  boxes contains the digits 1 through 9. Contact us for the solution!

### 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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