



Real Estate News You Can Use

Brought to you free by Brett Roderman

404-229-7600

br@brettroderman.com

Real Estate Agents: What Are They Good For?

If you're thinking about buying or selling a home, a real estate agent can be your best ally in navigating the process. But what exactly do they do, and why are they worth hiring?

Market knowledge & pricing expertise.

Real estate agents have their fingers on the pulse of the market. They analyze similar sales, understand pricing trends and help sellers set competitive prices while assisting buyers in making fair offers.

Negotiation power. Whether you're buying or selling, negotiating is key. A good agent knows how to present offers and counteroffers and handle even the most tricky situations to ensure you get the best possible deal.

Paperwork & legalities. From contracts to disclosures, real estate transactions involve a mountain of paperwork. Agents ensure that everything is properly completed and compliant with state and local laws, minimizing the risk of costly mistakes.

Access to listings & buyers. Buyers benefit from working with agents who have access to exclusive listings, while sellers gain exposure through the agent's marketing network. Agents also coordinate showings, helping both sides save time and effort.

Guidance every step of the way. Beyond just the logistics, real estate agents provide reassurance and expert advice. They help you understand the process, anticipate challenges, and keep everything on track for a smooth closing.

The bottom line is that a great real estate agent is far more than just a middleman. Call or email me today, and I'll be your advocate, strategist and guide through one of the biggest financial decisions of your life.

Unlikely Friends Combat Loneliness Across the Generational Divide

With loneliness becoming ever more present in this digital age with so much of our communication done online, people are beginning to actively fight back against it. Here are two heartwarming stories of friends bridging the age gap to create intergenerational friendships that in the past may have seemed unlikely.

In London, England, 43-year-old Claire has struck up a lifelong friendship with 73-year-old Chrissie since they met through the South London Cares charity, which brings neighbors of all ages together. They regularly go out walking together and often find themselves in tears laughing at each other's jokes.

And it's not just great company they're providing each other but also life lessons they may not otherwise have had. Chrissie's need for a mobility scooter has helped Claire appreciate her own able body more, while Chrissie has been enjoying learning about the perspectives and outlook of people much younger than her.

Elsewhere in England, the Liverpool Cares charity has been making similar connections between young and old. Seventy-nine-year-old Marie and 30-year-old Tennessee, who is originally from Kent in southeast England, have been getting to know each other through joyful phone calls and are looking forward to meeting when the opportunity arises.

Tennessee has found their deep and meaningful conversations to be a breath of fresh air compared to the Kardashian-laced humdrum that seems to pervade everyday chats in his regular friendship group, while Marie has been amazed at Tennessee's ability to see the good in everyone.

Famous quotes on change

The greatest discovery of all time is that a person can change his future by merely changing his attitude.
Oprah Winfrey

Change is the law of life, and those who look only to the past and present are certain to miss the future.
John F. Kennedy

It's never too late to change your life, never too late to be happy.
Jane Fonda

Dreams are the seeds of change. Nothing ever grows without a seed, and nothing ever changes without a dream.
Debby Boone





Nourish Yourself with These Simple Self-Care Rituals

As we move into the warmer months of the year, hopefully many of us have begun to shake away some of the blues that can capture us during the winter. However, it's important not to let your vital self-care rituals also slip away. Here are five tips for continuing to grow your health and happiness throughout the year.

Practice deep breathing. A tried and tested self-care routine is to spend a few minutes a day breathing deeply, focusing on nothing but your breath. It's an excellent ritual for improving your mental health and an entry point into meditation.

Get lots of sun and fresh air. Simply getting outside and breathing in fresh air each day can greatly reduce your levels of stress and anxiety, while sunlight provides us with a constant source of health benefits, including helping our bodies to create vitamin D.

Stretch regularly. Taking a moment to stretch each day helps to keep your body mobile and free of aches, benefiting both your physical and mental health. It doesn't have to be an intense yoga session, either: just a few minutes of simple stretching in the morning is an easy routine to get yourself into.

Keep hydrated. Have you ever reached late afternoon only to realize you haven't had a glass of water all day? It's easy to forget to drink enough in a day, so make sure you stay hydrated in order to keep your energy levels up and your mind focused and feeling positive.

Snack healthily. If you find yourself snacking throughout the day, consider keeping only healthy snacks such as nuts and fruit around you in order to limit your intake of sugar, caffeine or fats.

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.

Epic Avocado Toast

It's officially avocado season! May is the time to find those perfectly ripe avocados with their delicious, buttery texture and flavor that make them so popular worldwide.

Yields 2 slices of basic avocado toast (multiply as necessary).

1 medium ripe avocado
1 tablespoon olive oil
1 teaspoon fresh lemon juice
Salt
1 clove garlic, peeled
2 slices whole-grain bread, toasted
5 cherry tomatoes, cut in half
1 tablespoon balsamic glaze
1/8 teaspoon red pepper flakes

In a bowl, mash avocado with a fork. Add oil, lemon juice and salt and mix through. Lightly rub peeled raw garlic clove over top of toast. Top toast with avocado and then layer on cherry tomatoes. Drizzle balsamic glaze over tomatoes and sprinkle red pepper flakes on top.

Serve.

Optional extras to kick your toast up a notch: spinach leaves, fried or scrambled eggs, feta, pesto, sliced radish or freshly chopped herbs such as basil, cilantro, dill or parsley.



What Is a Promissory Note?

In real estate, a promissory note is used to purchase real property. If there is a loan being obtained as part of the purchase, then a promissory note will be created. It is a legal, financial and debt instrument as a note payable. If properly constructed, the written note enforces a borrower's promise to pay back a lender. The payor agrees to pay a certain amount of money to a payee in the future on a specified date. The note must spell out the name of the payor and the payee, and it must be signed by the payor. It does not have to be notarized.

To be enforceable, a promissory note must contain an unconditional promise to pay a sum of money under specified terms and conditions of repayment. The note must also include an absolute date for payment.

A concise promissory note will also include an interest rate and describe the collateral being used to secure the note.

How to Find Your Community After a House Move

Moving to a completely new area is exciting, but the early days can also feel isolating. Finding your community is the key to feeling at home, and luckily, there are plenty of ways to do just that. Here's how to start making connections in your new neighborhood.

Step outside and explore. The best way to feel at home is to get to know your physical surroundings, then use your newfound geographical knowledge to begin finding your community. Take a walk or bike ride with no specific plan other than exploration, and you'll soon come across the local coffee spots, parks and community centers where people hang out.

Say hello to your neighbors. A simple wave or introduction can go a long way in breaking the ice. If you're feeling bold, knock on a few doors and introduce yourself. Most people appreciate a friendly new face, and this can open the door (literally!) to future friendships.

Join local groups and activities. Look for clubs, sports leagues or hobby groups that match your interests. If there are none to your usual taste, endeavor to try something new. Whether it's a book club, yoga class or local volunteer group, shared activities help forge friendships faster.

Attend community events. Many towns host local festivals, farmers' markets and outdoor concerts. These types of gatherings offer a relaxed way to meet your neighbors and learn a bit more about local life. Keep an eye on social media or your town's local website or forums for upcoming events.

Use social media and apps. Online social media platforms such as Nextdoor, Meetup or local Facebook groups can connect you with people nearby. Many communities have online groups for newcomers, making it easy to ask for recommendations and join in on local happenings.

Finding your community takes time, but with a little effort, you'll soon feel right at home. Don't hesitate to get in touch with me to find out about your prospective new area.



Quick Quiz

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

Emeralds are 20 times more rare than what equally brilliant stones known for their sparkle?

Worth Reading



The Most Epic Moving Checklist in the History of Moving

Jenner Weinerman

Updater

Let's face it: for all the excitement of moving to a new home, the process itself can go from dream to nightmare if you've not got everything in order. Luckily, Updater's "Most Epic Moving Checklist in the History of Moving" has everything you need to stay organized, with packing hacks, must-do tasks and deadlines to set yourself. This free printable checklist covers every step of the big move.

More: <https://tinyurl.com/worth0525a>



Volkswagen Sausage and the Enduring Appeal of Culinary Car-Industry Crossovers

Anne Ewbank

Atlas Obscura

Cars and cuisine seem like an unlikely pairing, but history proves otherwise! Automobile companies have actually had some surprising ventures into the culinary world. Did you know Fiat once held a chocolate-making contest? Or that Volkswagen made more sausages than cars? Buckle up for a mouth-watering ride through some car cuisine crossovers. More: <https://tinyurl.com/worth0525b>

This newsletter and any information contained herein are intended for general informational purposes only and should not be construed as legal, financial or medical advice. The publisher takes great efforts to ensure the accuracy of information contained in this newsletter. However, we will not be responsible at any time for any errors or omissions or any damages, howsoever caused, that result from its use. Seek competent professional advice and/or legal counsel with respect to any matter discussed or published in this newsletter. This newsletter is not intended to solicit properties currently for sale.

Brett Roderman
American Home Source, LLC
 2897 North Druid Hills Road Suite 400
 Atlanta Georgia 30329



Inside Your Newsletter:

Real Estate Agents: What Are They Good For?
 Unlikely Friends Combat Loneliness Across the
 Generational Divide
 Nourish Yourself with These Simple Self-Care Rituals
 How to Find Your Community After a House Move

Real Estate News You Can Use
Brought to you free by Brett Roderman

		1			3	9		4
			6					
9			2	1		5		6
				9	7	3		
	9	2				1	5	
		3	1	4				
1		9		7	6			5
					1			
8		6	4			2		

Sudoku instructions: Complete the 9×9 grid so that each row, each column and each of the nine 3×3 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:

404-229-7600
 br@brettroderman.com
 www.BrettRoderman.com