



Real Estate News You Can Use

Brought to you free by Brett Roderman

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Tips if You're Selling Your House As Is

Selling your home can come with its share of challenges, especially when repairs are needed. One option you might consider is selling your home "as is," meaning it's sold in its current condition with no repairs or renovations made.

There are pros and cons to this. You can save time and money on the repairs and the selling process can be quicker. However, it will inevitably come with a lower selling price and potentially reduced interest. However, if this is the right option for you, here's how to go about it.

Be honest about the condition. Transparency is crucial when selling as is. Being up-front about any issues can help you avoid legal troubles down the line.

Get a home inspection. Even though you're selling as is, getting a professional inspection before listing can work in your favor. It gives you a clear picture of your home's condition, reducing uncertainty and encouraging serious offers.

Price it competitively. Work with a real estate agent to set a realistic price based on comparable homes in your area. A well-priced home is more likely to attract interest and sell quickly.

Highlight the positives. Even if your home needs repairs, it probably still has strong selling points, such as a great location, spacious layout or unique architectural details.

Consider minor improvements. While major renovations aren't necessary, a deep clean, decluttering or a fresh coat of paint can make a huge difference.

Thinking of selling as is? Call or email me today and I'll help you along the process.

Women Changemakers Who Are Making the World a Better Place

In honor of International Women's Day in March, here are three current women we'd like to celebrate for their achievements in inspiring new generations.

Greta Thunberg. There is no way you haven't heard of Greta. Already having received three Nobel Prize nominations by her 18th birthday, she helped to bring the fight for our planet's future into global public consciousness. Since her first "School Strike for Climate" in 2019, she has gone on to address global world leaders and is considered the voice of modern-day environmental protection.

Malala Yousafzai. Malala had been campaigning for girls' rights to an education in her native Khyber Pakhtunkhwa region in Pakistan from the age of 11. She gained global prominence in 2012 when, aged just 15, she was shot in the face by a Taliban militant in an attempted assassination. Surviving the attack, Malala relocated to the United Kingdom and has continued to advocate for women and girls to have access to education worldwide. Malala won the Nobel Peace Prize in 2014 - the youngest recipient in history!

Simone Biles. Biles is the greatest gymnast of all time, with 30 World Championship medals (the most of any gymnast) and 11 Olympic medals. That on its own would be enough to inspire anyone, but it's her advocacy and openness with regard to conversations about mental health that cement her as a true role model. An ADHD sufferer herself, Biles notably withdrew from the Tokyo Olympics to focus on her own mental health. She came back, competed in the Paris Olympics, and won four medals!

Famous quotes on inspiration

The most important thing is to try and inspire people so that they can be great in whatever they want to do.
Kobe Bryant

To succeed, you need to find something to hold on to, something to motivate you, something to inspire you.
Tony Dorsett

Inspiration responds to our attentiveness in various and sometimes unexpected ways.
Wayne W. Dyer

Inspiration is the greatest gift because it opens your life to many new possibilities. Each day becomes more meaningful, and your life is enhanced when your actions are guided by what inspires you.
Bernie Siegel



How to Eat (and Enjoy) the Healthiest Foods on the Planet

Now that we're a few months into the year, if you're someone who made a resolution to eat healthier in 2025 but are running out of ideas for dinner ingredients, you're not alone.

Here are four of the healthiest foods on the planet and the best way to enjoy them in a meal.

Spinach. Lauded as one of the most nutrient-packed superfoods on earth, this one is a no-brainer. It's low in calories and high in vitamins, energy and folate, so it is an essential part of a delicious healthy diet. Try sautéing it in a pan with onion and garlic, then add to an omelet for a tasty lunch.

Avocado. Another superfood that is as substantial and satisfying as it is healthy. It's full of monounsaturated fats (the healthy kind) and vitamin B6 and can be prepared in a number of exciting ways. Smash some avocado and spread it on some lightly buttered toast with a sprinkle of salt and pepper for a delicious healthy breakfast.

Lentils. A favorite of many vegans and vegetarians, lentils are high in fiber and protein and are often used in place of meat in certain dishes. As well as providing a wealth of health benefits, this popular legume will add a lovely flavor and enjoyable texture to your recipe. Add them to a stew or soup to give it that extra something.

Raspberries. If you have a sweet tooth, there are plenty of delicious healthy options for you, not least the raspberry. Filled with vitamin C, iron, calcium and many antioxidants, they're an excellent dietary addition for a healthy body. Add a few to your morning oatmeal to start the day right.

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.

Chicken Asparagus Salad

Serves 6

1 pound boneless, skinless chicken breasts
1/3 cup plus 2 1/2 tablespoons olive oil
Fresh-ground black pepper
Salt
1 pound asparagus (snap off and discard tough ends)
1 1/2 cups loosely packed parsley leaves
1 clove garlic
1 tablespoon lemon juice
2 tablespoons water
3 heads Bibb lettuce, torn into bite-sized pieces

Heat broiler or turn on grill. Coat chicken breasts with 1 tablespoon oil and season with salt and pepper. Grill or broil chicken for 5 minutes. Turn and cook for about 5 minutes till done. Let cool. Once cool enough to handle, cut into bite-sized pieces.

Toss asparagus spears with 1 1/2 tablespoons oil and sprinkle with salt and pepper. Grill or broil asparagus until tender, about 10 minutes, turning occasionally. Cut spears into 2-inch lengths. In blender, combine parsley, garlic, lemon juice, water, 1/2 teaspoon salt and remaining 1/3 cup oil. Puree until smooth. In a large bowl, toss chicken, asparagus, lettuce and half of the vinaigrette. Serve with remaining vinaigrette on hand for drizzling as desired.



What Is a Contingency Fee?

When a specific task is performed by a real estate agent in a sales transaction, the payment that the agent receives for completing that task is a contingency fee. Also referred to as a commission, the fee received is usually a percentage of the sale price.

If there are two different agents consummating the sale (one representing the seller and one representing the buyer), then the two agents will share the commission.

The contingency fee or commission agreement must be in writing and will spell out the duties that must be successfully performed in order for a fee to be paid. In other words, the payment of a commission is "contingent" upon the agent(s) assisting in the successful close of the sale. If a home does not sell despite the money and time spent on marketing efforts by the agent, no contingency fee will be required to be paid by the seller.

Home Improvements that Will Help Save You Money

Want to improve your home while saving money in the long run? Clever home updates can not only enhance your living space but also cut costs in the future. Here are some budget-friendly home improvements to consider.

Seal and insulate gaps. Upgrade your insulation and seal gaps around windows and doors. Proper insulation reduces heating and cooling costs, keeping your home comfortable year-round.

Install a programmable thermostat. Switching to a programmable or smart thermostat can optimize energy use. Set schedules to heat or cool your home only when needed, lowering your utility bills effortlessly.

Plant shade trees. Strategically planting trees around your property can reduce cooling costs by shading your home. Over time, mature trees can also increase property value.

Hang ceiling fans. Ceiling fans improve air circulation, letting you rely less on heating and cooling systems. They're an affordable way to stay comfortable and save energy.

Upgrade to energy-efficient appliances. Replacing outdated appliances with more modern, energy-efficient models can drastically cut your electricity usage. Look for refrigerators, dishwashers and washing machines designed to save energy and water.

Install landscape lighting. Motion-detecting outdoor lighting boosts security by keeping burglars away and improves curb appeal while simultaneously reducing energy waste, potentially even lowering your home insurance premiums.

Switch to LED lighting. LED bulbs use up to 75% less energy and last much longer than traditional bulbs. Gradually replace your home's lighting to see significant savings on your electric bill.

Install low-flow fixtures. Low-flow showerheads and faucets reduce water consumption without sacrificing performance, saving on your water bill every month.

Set up a rainwater-collecting system. Collect rainwater to use for outdoor irrigation to help lower your water costs and support sustainable living.

For more tips on money-saving improvements, call or email me today. I'll be glad to advise.



Quick Quiz

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

Who was the 100th woman in space?

Worth Reading



How to Give Gifts They'll Love (And What to Do with Gifts You Hate)

Kat Vellos

We Should Get Together

Do you struggle with gift giving? This guide on *We Should Get Together* will help you avoid giving bad gifts, share wish lists and master the art of thoughtful giving. Plus, get creative alternatives to traditional gifts and genius ways to ditch unwanted ones. It's your ultimate cheat sheet for gifts that don't suck. More:

<https://tinyurl.com/worth0325b>



What Is the Oldest Song Still Played and Sung Today?

Holly

Atlas Records

Some melodies have survived centuries, preserving history in sound. From the mysterious "Hurrian Hymn No. 6" to Gregorian chants and Scottish folk songs, *Atlas Records* explores a number of timeless tunes and musical styles that connect us to ancient civilizations, medieval courts and sacred traditions. You don't need to be a history buff or music nerd to find this musical journey through time absolutely captivating. More: <https://tinyurl.com/worth0325a>

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- Tips if You're Selling Your House As Is
- Women Changemakers Who Are Making the World a Better Place
- How to Eat (and Enjoy) the Healthiest Foods on the Planet
- Home Improvements that Will Help Save You Money

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

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:

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