



Real Estate News You Can Use

Brought to you free by Brett Roderman

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Create a Positive First Impression when Showcasing Your Home

When it comes to selling your home, first impressions are crucial. Remember the things that made you fall in love with the place when you viewed it? Now you need someone else to feel the same way. To make sure your home stands out, consider these tips to give potential buyers a tip-top first impression.

Think about curb appeal. First impressions start on the outside. Tidy up your garden, mow the lawn, and touch up any peeling paint. Consider adding potted plants or a new welcome mat to make the entrance more inviting.

Set the scene. A well-staged home can make a significant difference. Simple touches like fresh flowers, a set dining table and well-maintained outdoor areas can make your home more inviting.

Neutralize bad odors. Unpleasant smells can be an instant turn-off. Have your agent do a brutally honest smell check and address any issues. This could mean deep cleaning carpets, airing out the basement or freshening up drains.

Keep it clean. Cleanliness cannot be overstated. Ensure your home is spotless for every showing. This includes cleaning windows, mirrors and surfaces as well as organizing closets and storage spaces. Hiring a professional cleaning service can be a worthwhile investment.

Trust your agent. Your real estate agent is an expert in showcasing homes. Allow them to guide the process, from staging to hosting. Their experience in the local market means they know how to highlight your home's best features and address any potential concerns from buyers.

World's Largest Open-Air Gallery Has a Special Mission

A Spanish artist has turned one region's dull cement silos into stunning works of art, helped by a team of local artists with learning disabilities. The breathtaking work means the province of Ciudad Real in central Spain now boasts the largest open-air gallery in the world.

The mastermind behind the project is Okuda San Miguel, a painter who has dedicated his artistic career to bringing color into everyday spaces across the globe. His previous works have regularly involved turning drab buildings and bare walls into places of beauty with colorful murals featuring geometric patterns, nature, people and famous iconography. The colossal scale of this latest work meant it was always destined to be something unique, but as the work began to escalate, the special mission Miguel added to the project brought the entire piece to a new level.

In partnership with a local organization working to create jobs for local people with special needs, Miguel assembled a team of artists with learning disabilities to help create the magnificent artworks. His aim was to provide them with a chance to communicate through the medium of painting and visual art, contributing to what he describes as a "universal church" existing for everyone regardless of race, religion or gender.

The impressive undertaking has grown into a gallery of 10 different cement silos in collaboration with artists of many nationalities, and the next goal of the project is to transform the silos' empty interiors to match the beauty of the colorful new exteriors.

Famous quotes on self-care

Breathe. Let go. And remind yourself that this very moment is the only one you know you have for sure.
Oprah Winfrey

Our bodies are our garden to which our wills are gardeners.
William Shakespeare

Talk to yourself like you would to someone you love.
Brené Brown

You yourself, as much as anybody in the entire universe, deserve your love and affection.
Buddha

Almost everything will work again if you unplug it for a few minutes, including you.
Anne Lamott





How to Feel Like You're on Vacation in Your Everyday Life

With many of us unable to get away on our normal vacations this year, it's easy to feel like we're missing out on some much-needed soul soothing. But why stop yourself from creating that vacation feeling in your everyday life?

Block out days for yourself in advance to specifically have a slow morning, spend time outside, go on an adventure, see friends and not worry about that shelf you were meaning to put up or that room you were going to paint.

While it's a concept alien to many, actively banning yourself from being "productive" for a day here or there can work wonders for your mental health if planned and done at the right time.

Afford yourself the freedom to care a little less about your appearance and appreciate the liberation of loose clothing. One of the joys of a vacation is that we stop worrying about how smart we look for a few weeks, swapping out proper shoes for flip-flops, busting out the sun dress and not bothering with makeup routines.

Get to the water! Whether it's reading by the river, riding a pedal boat on a lake in the park, swimming in the sea or just setting up a paddling pool in your backyard, everything seems slightly more calming when you're near water. See if you can make a conscious effort to fit a water-based activity into some of your days off this year.

Eat some exciting food you wouldn't normally try! A huge part of our time away revolves around the exciting food we eat. Obviously, part of that comes from someone else cooking it, but trying something different that looks and tastes beautiful can be hugely rewarding.

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.

Garlic Shrimp Zucchini Boats

Serves 4

4 large zucchinis, halved lengthwise
1 tablespoon olive oil
2 tablespoons butter
3/4 pound large shrimp, peeled and deveined
3 cloves garlic, minced
2 tomatoes, chopped
Juice of 1/2 lemon
1/4 cup grated Parmesan
1/4 cup heavy cream
1 cup shredded mozzarella

Preheat oven to 350°F. Scoop out insides of zucchini to use later. Place zucchini in large baking dish. Drizzle with oil. Season with salt and pepper. Bake for 20 minutes.

Melt butter in large skillet over medium heat. Add shrimp. Season with salt and pepper. Cook 3-4 minutes until cooked through. Remove from heat and chop into bite-size pieces when cool enough to handle. Return to skillet. Stir in reserved zucchini, garlic and tomatoes. Cook until fragrant. Add Parmesan, cream and lemon juice. Cook for 4 minutes.

Fill boats with shrimp mixture. Sprinkle with mozzarella. Cook until cheese bubbles, then for 10 minutes more.



What Is a Conditional Offer?

A conditional offer is an offer to buy a home that is contingent upon one or more events being finalized before the home can be sold. Something has to occur on the part of the buyer or seller, or both, prior to a sale successfully closing.

Conditions on the buyer's side could be the sale of another property, obtaining a loan or having the home pass a home inspection. While the buyer is using due diligence in a specified amount of time to satisfy any conditions, the seller cannot sell the home to another buyer unless there is an escape clause in the purchase agreement. If there is an escape clause, the seller may tell the buyer that there is another acceptable offer and give the buyer a stated amount of time to satisfy or waive the conditions and stay in the deal.

An offer may also be conditional on specific seller performance, such as providing building permits, pest clearance or making certain repairs.

5 Summer Household Annoyances and How to Deal

Summer is a wonderful time of year and all, but sometimes things such as pesky pests, AC mishaps and the effects of relentless heat on the materials in the home threaten to ruin it for everyone. Thankfully, there are always simple fixes to stave off even the most annoying summer issues. To make sure your home stays as comfy and inviting as possible all summer long, take note of these five potential issues and how to deal with them.

Invasion of the fruit flies. Leave fruits and vegetables out a little too long, and you'll be facing an army of fruit flies floating around the house. Keep your kitchen surfaces clean and dispose of overripe food as soon as you can to minimize their presence.

Uneven air conditioning. Ever feel like your AC makes some rooms too cold while barely affecting others? Check and seal your ducts, make sure the fan is properly turned on, and direct more cool air to upstairs areas to deal with rising heat.

Bloodthirsty mosquitoes. Probably the worst thing about summer. They can ruin outdoor gatherings, while hearing that foreboding high-pitched buzz just as you're drifting off in bed is the stuff of nightmares. However, mosquitoes avoid flying in the wind, so using fans is an effective deterrent.

Stiff doors. Heat and humidity can cause wooden doors to expand and jam as you try to open or close them. Adjust any weather stripping or, if necessary, shave down the door slightly to ensure smooth operation throughout the summer.

Darned dust mites. Populations of dust mites tend to peak during the humid summer months, causing allergies and general unpleasantness. Make your house somewhere they'd rather not be by lowering indoor humidity, cleaning well and replacing old pillows and duvets that may be harboring them.

For some further ideas on how to summer-proof your home, call or email me today. I'll be happy to give you my advice.



Quick Quiz

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

Who created the television show Candid Camera?

Worth Reading



Mapping the Universe with Data from the Chandra X-ray Observatory

Guiseppe Fabbiano

The Muse

The Chandra X-ray Observatory captures X-ray light particles from outer space, providing astronomers with amazingly detailed pictures of black holes, supernovae and other wonders of the universe. It has been uncovering the secrets of the cosmos since 1999, giving us insights into the formation and evolution of galaxies. Learn more about Chandra at *The Conversation*. More:



How the Guinness Brewery Invented the Most Important Statistical Method in Science

Jack Murtagh

Scientific American

The iconic perfectly pulled pint of Guinness has a fascinating backstory with major ramifications for the science community. Dive into the history of the Guinness brewery, where a passion for perfection led to the invention of the t-test, which is now a cornerstone of modern statistics. Discover how this essential scientific tool was all the result of the quest for a satisfying pint. More: <https://tinyurl.com/worth0824b>

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2	4			8	7			
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8	2	5					4	
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	7	3		6				
	6						8	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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