



# Real Estate News You Can Use

*Brought to you by Brett Roderman*

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## Don't Make These 4 Foyer Faux-Pas When Decorating

The first space a visitor sees is your entryway. It creates the first impression of your home, so don't allow a crowded and dark foyer to turn off your guests or prospective buyers. Why not take advantage of January being International Creativity Month to refocus your attention on creating an inviting entryway? Here are some design features that could take you in the wrong direction when trying to create an inviting foyer for your home.

1. Placing a side table that's too large in your entry will eliminate the feeling of spaciousness. Living room furniture usually doesn't work in the entry due to its size. Shop for smaller-proportioned furniture for this space.
2. Insufficient lighting or walls that are too dark are not good for first impressions. Lighting plays a big role in how inviting your entryway will be. Be sure you have lighting from the ceiling and bright walls and décor.
3. Having no place to sit to remove shoes is a common mistake. Consider an attractive bench that isn't imposing.
4. Clutter isn't a desirable thing to view in an entry. Use some imagination in creating a place to hang keys and stash your mail so they look like they belong.

Visitors and prospective buyers will form immediate opinions of your home by how you design your entryway. We have been in many homes and can share what design elements can complement your foyer. Call or email us today. We're always here to help.

## Virtuosos Plays a 40-Foot Floating Violin through Venice Canals

During International Creativity Month, it's only right to shine a light on surely one of the most creative recent musical performances one could ever witness.

A string quartet floated through the picturesque Grand Canal in Venice, Italy, wowing passersby with a rendition of "Spring" from Vivaldi's *Four Seasons*, among other pieces. What made it so unique, though, was the vessel upon which they sailed: rather than a gondola, their transport of choice was an enormous floating violin.

The designer was Venetian sculptor and artist Livio De Marchi, renowned for creating a number of floating artworks for the city's waterways across the decades. This piece was created as a tribute to Venice's recovery from lockdown as the city rebuilds its arts and tourism industries following the loss of visitors over the past few years as well as a way to honor those affected by the global pandemic.

Video footage of the performance shows people in gondolas following closely behind the quartet, eagerly lapping up the scene and clearly grateful for the opportunity to hear live music in such a unique setting. Named *Noah's Violin*, the impressive installation first launched on September 18 and has been on regular parade ever since. Measuring 40 feet long, the stringed vessel was supported by the Venice Development Consortium and beautifully celebrates Venice's famous historic connection to music, art and creative pursuits. What better way than to showcase everything the city has to offer: classical music, stunning works of art and relaxing moments on the canals all rolled into one?

## Want to Sell Your Home Fast? Get My Free Guide



Preparing your home for sale can make the difference between getting the price you want – or ending up disappointed.

Discover some easy things you can do by requesting my free guide, "11 Essential Ways to Get Top Dollar for Your Home."

Reach out to 404-229-7600 and I'll send it right out to you.



## A Guide on How to Achieve Big Dreams

Ever made a New Year's resolution that you then worry is unrealistic? The good news is there's no such thing. Here are five steps for following the dreams you *really* want to achieve.

**Picture your dream clearly.** Focus on what your dream is. Picture it as fully and vividly as possible, and then write down exactly what you see and how you see it. Research from Dominican University's Dr. Gail Matthews has shown people who write their goals down are 42% more likely to achieve them.

**Ignore any negativity coming your way.** A marathon runner is far more likely to take advice from someone who's run a marathon than an armchair-dwelling naysayer. Take feedback from those who want you to achieve your dreams, not those who'd rather shoot you down.

**Surround yourself with positive influences.** Now that you've filtered out the negative ideas and people who'd seek to hold you back, it's time to fill your headspace with stories and people who have achieved supposedly "unrealistic" dreams. Finding strong role models for yourself is a powerful way to break away from any limiting beliefs you may have previously had.

**Spend a moment in your future self's shoes.** Think about what kind of life you'd like to look back on when you're nearing the end. Do you want to have stories to tell, or would you rather have the regrets of not having tried? Even knowing that you did your best will leave you with a much more positive outlook.

**Take action!** A bodybuilder doesn't gain muscle by just thinking about lifting weights or reading weightlifting magazines. Once you know what you want, put the tangible work in to start achieving.

## 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.

## Root Vegetable Soup

Warm up your winter with this easy and delicious soup. Not only is it simple to make, but it is paleo and vegan, too!  
Serves 4

1/2 a large potato, peeled and finely diced  
1/2 a large turnip, finely diced  
1 small fennel bulb, finely chopped  
1 medium parsnip, finely diced  
3 carrots, finely diced  
1 large or 2 small shallots, finely chopped  
3 garlic cloves, finely chopped  
3 celery stalks, finely diced  
1 bay leaf  
1 teaspoon fine sea salt  
1/4 teaspoon freshly ground black pepper  
4 cups vegetable broth  
1 tablespoon extra-virgin olive oil

To a large pot, add all ingredients and bring to a boil.

Reduce heat to low, cover and simmer until vegetables are tender (about 40 minutes).

Remove bay leaf and purée soup in a high-speed blender to desired consistency, in batches if necessary.

Serve.



## What Is a Preliminary Title Report?

A preliminary title report is at the heart of most real estate transactions and has details relating to the condition of title for each parcel of real estate. It will verify ownership, reveal any liens and encumbrances and identify easements. These title search elements are found in county property records.

Once the information is gathered, it sets forth the conditions for which the title insurance company will issue a title insurance policy. A preliminary title insurance report is usually run once a real property sale opens escrow.

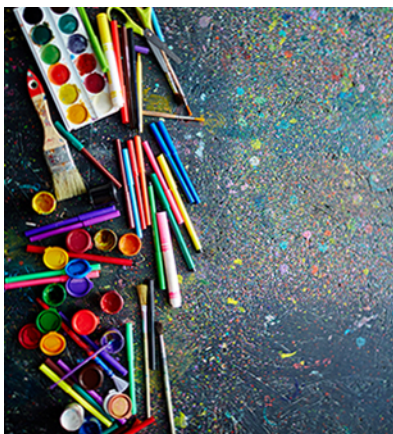
The preliminary report will also outline exclusions that would not be covered under the title insurance policy. The exclusions section of the report is important because it informs all parties of problems before a sale will close. Unpaid taxes, liens, unrecorded easements and judgements will be "clouds on the title" that will have to be resolved prior to change of ownership and before a title insurance policy can be issued.

# Watch Out for These 5 Decluttering Myths

With spring around the corner, this is a good time to start planning to purge your home. To have your decluttering efforts be a success, you need to know that there is a wrong way and a right way to declutter your home. Check out these myths before you proceed to purge and organize.

- 1. You don't need a plan of attack before proceeding with your organizing.** To avoid being overwhelmed, have a checklist so you can manage the project at hand. Tackle one room at a time with a list of tasks for each room.
- 2. You only should keep things that make you happy.** If you keep essential items and those that bring you joy, you can more easily differentiate between those things you should keep and those that you should discard.
- 3. Dwelling on what stays does not make for a successful declutter.** It is better to take a few extra moments to think about what goes than to have regrets later. A good rule of thumb for a debatable item is that if you haven't used it in a year, then it's probably worthwhile to discard it.
- 4. Stock up on organizing supplies before you begin.** When it comes down to it, these supplies don't help you purge. Do your sorting and purging before you decide how to set up your storage.
- 5. Decluttering is a task that only needs to be done once or twice a year.** In reality, minimizing your belongings should be done on a maintenance basis. After your initial purge, go through your home once a week to put things back where they belong and make decisions to get rid of things that no longer have a place in your life.

Call or email today for more resources and information to assist your decluttering efforts.



## Quick Quiz

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

*You can learn to be creative. True or false?*

## Worth Reading



### 11 Tips and Tools to Help Build Work & Life Balance from a Freelance Editor

Thao Thai

*Mother Untitled*

With smartphones, laptops and tablets, we've come into an age in which people can work from home or on the move. However, being able to work anywhere, anytime has blurred the line between when to switch off and when to be checking our emails. This article shares tips for making sure you properly balance your work and life commitments. More: <https://tinyurl.com/worth0122a>



### For the Exhausted and Overwhelmed

*On Being*

If you're emotionally drained from the strains of life right now, On Being has a wonderful resource center for podcasts to help you reflect and unwind. To hear pieces on the importance of silence, the power of imagination or the appreciation of beauty, switch off the screen and listen to some soothing audio that'll get you into a place of mindful reflection during your break. More: <https://tinyurl.com/worth0122c>

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## Inside Your Newsletter:

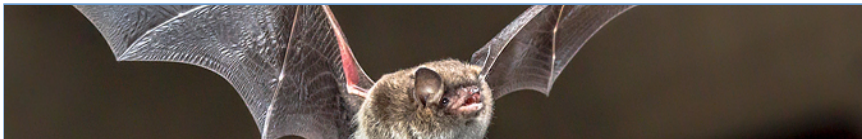
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## We can't make this stuff up!

The world's largest potato has been uncovered in New Zealand. Farmer Colin Craig-Brown discovered the monstrous spud while weeding. Craig-Brown has named the potato, which weighs in at a monstrous 17.6 pounds, "Doug."

A broken toilet on a SpaceX capsule means that astronauts on the vessel are currently having to wear diapers. When interviewed, NASA astronaut Megan McArthur admitted, "Space flight is full of lots of little challenges."

Back to New Zealand, the annual Bird of the Year competition has sparked controversy, with the crowning title being awarded to a bat. The long-tailed bat won the contest comfortably with a 3,000-vote lead.

It has been discovered that Californian condors can have "virgin births." Studies have recently confirmed that two birds hatched from unfertilized eggs back in 2001 and 2009 are not related to a male condor. The news is potentially massive for conservation efforts for this endangered species.

## 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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