



Real Estate News You Can Use

Brought to you by Brett Roderman

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Make Your Life Easier with These 4 Smart Products

Smart home products that make you safer while adding value and functionality to your home will always be the favored upgrades.

Check out these products that will also make your life easier.

1. At an average price of \$200, WiFi-enabled video doorbells will keep you tuned in visually and audibly to the action on your front porch, all via your smartphone. You don't even have to be home, and you have the benefit of seeing and speaking to whoever rings your bell. Video doorbells are easy to install and provide great security.
2. A great partner to the video doorbell is the smart door lock. Enter the digital world by having digital key codes for anyone you wish to be able to access your home. You can give temporary access with a smart lock and lock or unlock your door with your smartphone or voice.
3. As power grids expand and the number of households increases, so does the number of power outages. Generators for the home are becoming more popular, but not the portable ones that are noisy, need refueling and spew smelly gases. These generators look like HVAC units and run on natural gas or propane. They kick in automatically when the power goes out and are built into your home. An added incentive to have a smart generator is that it can be operated from your smartphone.
4. WiFi-enabled blinds that you can control with your voice or smartphone will help with heating and cooling costs. They also up your level of home security.

Changing the Ecosystem, the Economy and the Way We Eat

Documentaries like *Seaspiracy*, *Cowspiracy* and *Blackfish* have recently highlighted the way humans mistreat and mismanage the land and seas. But thanks to the bold experimentations of three-Michelin-Star chef Ángel León, hope floats! The Spanish seafood expert is changing the way we eat fish and the ecosystem that supports it, one glorious gourmet dish at a time.

Hailed as one of the most influential chefs in the world, León made a name for himself by creating avant-garde seafood recipes. He is a true visionary, and every dish he creates honors the ocean and his commitment to sustainability. And his vision includes a complete ecosystem and new saltwater economy for Cadiz, his hometown.

At his restaurant, he serves "trash fish" such as pandora, krill, sea bream and moray eel, less in-demand species often thrown back by fisherman, as they have a low value. But León thinks they're the most noble and delicious fish found in the sea. Alongside this, the chef extraordinaire has plans to harvest seagrass off different stretches of the Spanish coast and transplant it near Aponiente, his restaurant. This way, he can create an "underwater garden" for humans, much like the produce gardens of his peers' restaurants on land.

Unbeknownst to the masses, seagrass is actually one of the most vital ecosystems in the fight against climate change. Astoundingly, it also contains edible grains, a potential that León is exploring in his dishes. While his culinary breakthroughs may seem insignificant to some, each delicious morsel is a step forward towards kinder food practices, a healthier ocean and a sustainable economy.

Working from Home? Get My Free Guide



Working from home (WFH) life can feel overwhelming. I've put together a helpful guide to help you bust some bad habits and help you become your most productive self.

Reach out to 404-229-7600 and I'll email over your "Working from Home Survival Guide" right away.



Supporting Local Mom-and-Pop Businesses

If you are searching for the perfect gift, handmade jewelry, or a bouquet of flowers, small businesses will most likely have your back! Small businesses are a huge driver of local economies. They also create jobs, build communities, increase tourism and increase access to diverse products. Here are a few ways to show mom-and-pop shops your support.

Give them a shout out on social. Share positive experiences of your local small business, as well as their website, on your social media. You can also use their business hashtag to boost engagement on platforms like Instagram and Twitter.

Shop small. Warehouse stores and online retailers like Amazon may offer a wide selection of products and fast shipping, but small businesses offer unique items that are generally higher quality. Your money will also be going directly towards better working conditions for employees.

Tip generously. Giving a little extra when it comes to tipping can directly help small businesses' staff and encourage them to work hard. This works especially well at local eateries.

Buy their merch. Buying clothing with a small business's logo not only generates income but gives them some free advertising to boot!

Become a member and stick it out. Keeping your membership active can help, especially during slow months or times of upheaval, like a pandemic or financial crash, for instance.

Stock up. Buying items that you may not need right now but will definitely use later can help small businesses get through tough times. Gift cards help in a similar way and give you the opportunity to turn friends and family into customers too!

Is It a Good Idea to Get Preapproved?

As a serious homebuyer, you need to do everything you can to put yourself in a strong position to negotiate a purchase on a home. Before you even look at a home, the best thing you can do is to visit a mortgage lender and get preapproved for a loan.

Sellers are more willing to negotiate when you have a preapproval letter submitted with a purchase offer. A lender-signed preapproval adds strength to your offer because the lender has confirmed your creditworthiness and verified all the documentation needed to approve a certain loan amount. Most preapprovals last 60 to 90 days.

By starting your house hunting with a visit to a lender, you benefit in many ways. You have the opportunity to discuss loan options and budgeting. With a credit check, you can address any problems ahead of time, and you will know the maximum amount that you can borrow. Preapproval will take you through negotiations, while final loan approval will occur when an appraisal is done and the loan is tied to a specific property.

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.

Lemon Blueberry Bread

Yields 1 loaf

Ingredients

1/3 cup butter, melted
2 eggs, room temperature
3 tablespoons lemon juice
1 cup sugar
1 1/2 cup all-purpose flour
1 teaspoon baking powder
1/2 teaspoon salt
1/4 teaspoon baking soda
1/2 cup plain sour cream or Greek yogurt
1 cup fresh or frozen blueberries
2 tablespoons lemon zest

Preheat oven to 375° F.

In medium mixing bowl, whisk butter, eggs, lemon juice and sugar. In separate bowl, mix together flour, baking powder, salt and baking soda.

Add flour mixture to butter mixture alternately with sour cream, stirring gently. Fold in blueberries and lemon zest.

Pour into greased 8 x 4 inch loaf pan. Bake at 375° F for 20 minutes. Turn oven down to 350° F and bake for additional 30-40 minutes. Cool for 10 minutes. Transfer to wire rack. Glaze if desired while warm.



Buying a House Contingent on Selling Yours? Here Are 5 Tips

As an existing homeowner who is ready to purchase another home, you may only be able to do so once you have sold your present home, so the purchase of your new home is contingent on you selling the home you are in.

To be a successful seller and buyer at the same time, here are five strategies that can help you avoid owning two homes or having two mortgages.

1. Be intimately familiar with the contingency agreement so that you can maintain tight timelines with buyer performance on your present home. Your success in closing on a new home depends on your buyer's ability to close on your home.
2. If you are in a seller's market, be prepared to have your accepted offer rejected if the seller receives another offer that is not contingent. Most sellers will want you to agree to the "bump clause" that will allow them to move forward with a stronger offer if you can't remove your house sell contingency and stay in the deal.
3. Show the seller that you are a serious contingent buyer by aggressively pricing and marketing your present home. Stage your home and increase its curb appeal for a faster sale.
4. A strong contingent offer will have a better chance of a seller being willing to negotiate a deal. Be aggressive on the offering price, and keep the terms and other contract contingencies to a minimum.
5. For expert advice and guidance, be sure to work with an experienced real estate agent who can help coordinate the simultaneous selling and buying of your home.

Contingent sales can pose many challenges, so please don't hesitate to call upon our sales team for help.

We can also help you with a backup plan in the event your home sells before you can buy another.

Worth Reading



9 Irritating Things about Summer Heat (and How to Nix Them)

By Nancy Mann Jackson
House Logic

If you've looked forward to the warmer months but forgotten about the sweaty pitfalls of the summer season, this article will help you make it through the bugs, grime, heat and high cooling bills. It highlights small issues that niggle at you but are easily remedied, like ants invading your home in search of water or hot feet on a patio or deck. Check out the sizzling solutions here:

<https://tinyurl.com/worth0721a>



20 Books that Make Kids Kinder

Random Acts of Kindness Foundation

Stories are a key element of early development. Seeing as little ones are sponges who absorb what's happening around them, then perhaps reading stories about kindness will make them want to follow suit. This blog post offers up 20 of the coolest kindness books out there for kids from pre-school age and up, along with detailed descriptions. Check them out here:

<https://tinyurl.com/worth0721c>



Quick Quiz

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

Which of these ice cream flavors was invented first: vanilla or chocolate?

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We can't make this stuff up!

Cinda Mickols had to put up with some rowdy, uninvited houseguests at her home in Tehachapi, California, recently. Approximately 20 giant California condors trashed her deck, decorative flags and lawn ornaments, knocking over plants and scratching railings in their wake.

Detroit pizzeria owner Tony Sacco became an unlikely hero when he painted a handicapped zone blue to highlight it to other drivers. He sprang into action after getting a \$150 ticket for unwittingly parking there.

A malfunction at a UK theme park turned thrills into chills when roller coaster riders got stuck near the apex of a ride called The Big One. They had to step down a steel staircase measuring 213 feet.

A woman in Krakow, Poland, got the fright of her life when she spotted a bizarre iguana-like animal in the boughs of her lilac tree. When officers showed up at the scene, the mysterious critter turned out to be a croissant.

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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