



## Real Estate News You Can Use

Brought to you by Brett Roderman

404-229-7600 • br@brettroderman.com

### Get Your House and Yard Ready for the Summer

Summer has finally arrived. It is a good time to sit back and relax but also a good time to address a few maintenance items around your home. Take advantage of the warmth and sunshine by doing some sprucing up.

The best way to prepare for your home prep tasks is to visit your local hardware store and reap the benefits of the Father's Day tool sales, possibly saving as much as 30% on package deals that will make your spruce-up jobs easier.

Start with cleaning the mold and dust off the siding of your home. To make sure your siding lasts for years and years, use a soft cloth or a soft-bristle brush with a long handle. A jet nozzle on your hose will help you be more efficient when you rinse.

Due to weather changes and general wear and tear, your asphalt driveway could be ready for a makeover. Since sealing asphalt is more successful in warmer weather, June is the perfect time to do the job. New asphalt sealer needs at least a 50-degree outside temperature to effectively seal your driveway.

Your deck is where you will spend many hours relaxing and entertaining. Give it a facelift with a fresh coat of paint or stain if it needs reviving. Early summer is best for this job because the deck surface temperature shouldn't get above 90 degrees.

Please call or email me for other ideas to take advantage of the early summer warmth to help maintain your home and its value.

### Pioneering Technology to Purify Water Using Plants

One of the State University of New York's research assistant professors, Priyanka Sharma, has always been fascinated by plants. As a child, she had a thirst for knowledge about everything plant related, from why they were so magnificently colored to what gave them their different smells.

As an adult, she became increasingly aware of the need to address problems faced by those in her native Rajasthan, India. With her interest in plants growing into a master's degree and a PhD, Sharma eventually decided to use her passion to begin addressing those problems: for the last six years, she has been researching and developing a filtering system to purify water using cellulose taken from the organic components that make up a plant's biomass.

Cellulose is the compound the cell walls in a plant are made from, so it's a sustainable material that can be replenished quickly. It's the main component found in grass, weeds and algae as well as waste from agriculture and can be used in clothing and building and as a source of energy in the form of wood. Sharma has been able to use nanotechnology to collect cellulose from different types of plants and bacteria, developing a way to use them in water filters driven by gravity. The process is said to be as simple as dipping a teabag into your drink.

It's a stunning breakthrough in the fight to provide clean drinking water around the world, another example of modern scientists pioneering positive change in the quest for a brighter future.

### Thinking of Buying a Home? Get My Free Guide



Buying a home is a complex process with many factors to consider.

Prepare for the decisions you'll need to make along the way by requesting my free report, "10 Easy Steps to Buying a Home."

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



## Enjoy Dining Al Fresco with These 5 Tips

Spending time out in the open is one of the joys of the warmer months of the year, and one of the enjoyable hallmarks of summer is being able to eat outdoors, al fresco. If you're planning to prepare delicious meals to enjoy in the afternoon sun or on a warm evening breeze, here are five tips for al fresco dining.

**Have a dedicated outdoor dining area ready.** Knowing that you already have a perfect spot set up eliminates any stress of working out where the best place is to eat outdoors, so you can make the decision to eat outside on the spot rather than having to preplan.

**Have rocks or paperweights handy.** Even on a beautiful mild day, the odd gust can cause unexpected havoc. Keeping paperweights nearby means you can enjoy your meal without worrying about chasing it down the garden.

**Don't stress too much about pristine cleanliness (within reason).** Part of the fun of al fresco dining is being able to take in the elements of nature you won't find indoors. There may be the odd bug or flying leaf, but as long as your outdoor dining area is relatively clean, don't put too much energy into making it pristine.

**Embrace the weather!** Eating outdoors should be exciting, and the weather can inform what you serve for dinner. If there's a chilly breeze, a hot bowl of soup is the perfect companion. Likewise, if it's swelteringly hot outside, a cold salad and cool lemonade will go down like a treat.

**Be adventurous!** Convenience is best left in the dining room. Eating outdoors may come with a few challenges, but if you're open-minded, it'll make the experience even more fun.

## 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.

### Banana Muffins

Swap out the all-purpose flour for gluten-free flour for an easy gluten-free muffin mix!

Serves 12 muffins

3-4 very ripe bananas  
1/2 cup butter, softened  
2 eggs  
2 tablespoons milk  
1/2 cup brown sugar  
1 teaspoon vanilla extract  
2 cups all-purpose flour  
1/4 teaspoon salt  
1 teaspoon baking powder  
1 teaspoon baking soda  
1/2 cup chocolate chips (optional)

Preheat oven to 350°F. Line 12 standard-size muffin cups with paper liners. In large bowl, mash bananas. Add butter, eggs, milk, sugar and vanilla extract. Whisk together to combine. Stir in flour, salt, baking powder, baking soda and chocolate chips until evenly mixed. Evenly divide batter into prepared muffin cups and bake for 20-22 minutes or until cooked through.

Serve.

Instead of chocolate chips, you could try walnuts, pecans, hazelnuts, dried cranberries, raisins or apricots.



### What Is a Buyer Agency Agreement?

When a buyer and an agent enter into an agreement for the agent to represent the buyer in the purchase of a home, that agreement is called a buyer agency agreement.

The buyer has no obligation to continue working with the agent if the agent is not performing per the agreement. It is important for the buyer to make sure the right conditions are outlined in the agreement. A buyer agency agreement usually spells out the duties the agent has towards the buyer in finding and closing on a home. The buyer can participate in negotiating the terms of the agreement.

Buyer agency agreements have typical term lengths of 90 days but can be negotiated for any length. A buyer can specify the kind of property being sought so the agent keeps on track during their search. The terms of the agent responsibilities should also include negotiating on behalf of the buyer and making sure the sales transaction successfully closes.

# Closing on a Home? Avoid These 5 Common Mistakes

If you can properly prepare yourself ahead of time for closing on your home, you won't be so overwhelmed with the process. Watch out for these typical missteps in your preparation.

1. All contracts and agreements are legal documents, so take the time to carefully review them prior to signing. Any email or document that you receive from your agent, lender or title officer demands your attention prior to moving forward. Don't fall prey to just scanning materials that require electronic signatures.
2. Pay full attention to what the sellers have stated on their property disclosures. Look for ambiguities and vague responses and investigate any concerns prior to closing. The same care should be part of your thought process when reviewing the title report.
3. A simple but costly mistake is having your name appear in conflicting versions on different documents. Many signatures require notarization, so be sure your driver's license matches your name on your paperwork. The lender and title officer must be in sync on your legal name, or delays will result from having to have documents redrawn.
4. It is important to have your closing funds ready to wire to the title company upon request. If you don't allow enough time for the transfer to take place, you won't be closing on time. If you are planning on handing over your funds drawn on a cashier's check, it is a good idea to see if the closing agent will accept a cashier's check. Many do not.
5. Constant communication with your agent, lender and title rep about any financial or life changes will help avoid last-minute modifications in your loan documents and any needed adjustments on other closing paperwork.

Call me anytime with questions regarding your closing so we can avoid any possible delays.



## Quick Quiz

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

*The first commercially produced ballpoint pen was introduced to America by who?*

## Worth Reading



### This to That

*this-to-that.com*

This to That is a quirky and unique corner of the internet. It's possibly the first and only website dedicated to honoring glue, whether it's glue-based trivia (did you know that stamps in Israel use kosher adhesive because you lick them?), news stories involving glue, or a guide to which type of glue works best for different materials. One look, and you'll want to stick around for more. More: <https://tinyurl.com/worth0622a>



### 10 Best Refillable Everyday Items to Help Reduce Plastic Waste

Emma Stessman

*Today*

If you're looking to do your bit to help reduce plastic pollution, this is a handy list of everyday products that can be refilled and reused, cutting down on your monthly waste output. From mouthwash to shampoo, sunscreen and detergent, the list also contains reviews of each product to help you make your choice. More: <https://tinyurl.com/worth0622c>

*Brought to you free by Brett Roderman*



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

**Sudoku instructions:** Complete the  $9 \times 9$  grid so that each row, each column and each of the nine  $3 \times 3$  boxes contains the digits 1 through 9. Contact us for the solution!

## Inside Your Newsletter:

Get Your House and Yard Ready for the Summer

Pioneering Technology to Purify Water Using Plants

Enjoy Dining Al Fresco with These 5 Tips

Closing on a Home? Avoid These 5 Common Mistakes

## 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:

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

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



## We can't make this stuff up!

Brazilian soccer legend Roberto Carlos is back in the game ... playing for a pub team in the UK. His glittering resume includes the World Cup with Brazil, the Champions League with Real Madrid and now the Shrewsbury and District Sunday League with Bull in the Barne United.

A Chinese man has been living in Beijing Capital International Airport for 14 years. Sixty-year-old Wei Jianguo first moved to the airport in 2008 in order to smoke and drink without his family bothering him about it.

In Virginia, a goat has been praised by authorities for assisting with a police chase. A fleeing suspect unwittingly startled Gracie the goat, who proceeded to chase him through the woods and into the hands of the law.

A baby in a North Carolina hospital was born in room 2 at 2:22 a.m. on 2/22/2022. The girl's parents have taken the omen as a blessing and named her Judah Grace.