



Real Estate News You Can Use

Brought to you by Brett Roderman

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4 Ways to Bring Tranquility into Your Home

Your home is more than just a place to hang your hat, eat and sleep. A home is a place of refuge where you should feel safe and accepted. It also can be your sanctuary, a place where you feel you belong. Here are four ways to bring tranquility into your home and make the most of it being your sanctuary.

1. Create that perfect spot to chill. Decorate a small space with bright wall coverings and add some furniture so you have a tranquil place to lie back, meditate or just listen to some relaxing music. Your escape could also be a tropical paradise on a patio filled with plants and a small waterfall.
2. Conquer the clutter that produces physical and emotional chaos. Construct attractive storage bins at your front door to keep things easily organized.
3. Lots of natural light will be the best contributor to adding tranquility to your home. It improves your mood, boosts productivity and also highlights your interior design details.
4. The location and exterior of your home can offer a place to decompress. A good walkable location offers more activities, like bike riding and walking to a park. A nicely landscaped yard will encourage you to go out and embrace the power of plants and the warmth of the sun.

I can help you escape the craziness of everyday living by suggesting ways to customize elements of your personal lifestyle so you can successfully bring tranquility into your home. Please give me a call.

Unlikely Friends Combat Loneliness across the Generational Divide

With loneliness becoming ever more present in this digital age with so much of our communication done online, people are beginning to actively fight back against it. Here are two heartwarming stories of friends bridging the age gap to create intergenerational friendships that in the past may have seemed unlikely.

In London, England, 43-year-old Claire has struck up a lifelong friendship with 73-year-old Chrissie since they met through the South London Cares charity, which brings neighbors of all ages together. They regularly go out walking together and often find themselves in tears laughing at each other's jokes. And it's not just great company they're providing each other but also life lessons they may not otherwise have had. Chrissie's need for a mobility scooter has helped Claire appreciate her own able body more, while Chrissie has been enjoying learning about the perspectives and outlook of people much younger than her.

Elsewhere in England, the Liverpool Cares charity has been making similar connections between young and old. Seventy-nine-year-old Marie and 30-year-old Tennessee, who is originally from Kent in southeast England, have been getting to know each other through joyful phone calls and are looking forward to meeting when the opportunity arises. Tennessee has found their deep and meaningful conversations to be a breath of fresh air to the Kardashian-laced humdrum that seems to pervade everyday chat in his regular friendship group, while Marie has been amazed at Tennessee's ability to see the good in everyone.

Are You a First-Time Buyer? Get My Free Guide



Buying your first home is a big step, and one that is likely to impact your financial future for years to come.

Make it easier by requesting my free guide, "How First-Timers Can Make a Wise Buy."

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



Nourish Yourself with These Simple Self-Care Rituals

As we move into the warmer months of the year, hopefully many of us have begun to shake away some of the blues that can capture us during the winter. However, it's important not to let your vital self-care rituals also slip away. Here are five tips for continuing to grow your health and happiness throughout the year.

Practice deep breathing. A tried and tested self-care routine is to spend a few minutes a day breathing deeply, focusing on nothing but your breath. It's an excellent ritual for improving your mental health and an entry point into meditation.

Get lots of sun and fresh air. Simply getting outside and breathing in fresh air each day can greatly reduce your levels of stress and anxiety, while sunlight provides us with a constant source of health benefits, including helping our bodies to create vitamin D.

Stretch regularly. Taking a moment to stretch each day helps to keep your body mobile and free of aches, benefiting both your physical and mental health. It doesn't have to be an intense yoga session, either: just a few minutes of simple stretching in the morning is an easy routine to get yourself into.

Keep hydrated. Have you ever reached late afternoon only to realize you haven't had a glass of water all day? It's easy to forget to drink enough in a day, so make sure you stay hydrated in order to keep your energy levels up and your mind focused and feeling positive.

Snack healthily. If you find yourself snacking throughout the day, consider keeping only healthy snacks such as nuts and fruit around you in order to limit your intake of sugar, caffeine or fats.

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.

Epic Avocado Toast

It's officially avocado season! May is the time to find those perfectly ripe avocados with their delicious, buttery texture and flavor that makes them so popular worldwide.

Yields 2 slices of basic avocado toast (multiply as necessary).

1 medium ripe avocado
1 tablespoon olive oil
1 teaspoon fresh lemon juice
Salt
1 clove garlic, peeled
2 slices whole-grain bread, toasted
5 cherry tomatoes, cut in half
1 tablespoon balsamic glaze
1/8 teaspoon red pepper flakes

In a bowl, mash avocado with a fork. Add oil, lemon juice and salt and mix through. Lightly rub peeled raw garlic clove over top of toast. Top toast with avocado and then layer on cherry tomatoes. Drizzle balsamic glaze over tomatoes and sprinkle red pepper flakes on top.

Serve.

Optional extras to kick your toast up a notch: spinach leaves, fried or scrambled eggs, feta, pesto, sliced radish or freshly chopped herbs such as basil, cilantro, dill or parsley.



Does It Matter Which Day You Close on a Home?

The day of the month that you close on the purchase of your home is important and should be part of your contract negotiations. The amount of prorated interest that you will pay at closing will be determined by the day of the month you close.

Mortgage interest is paid in arrears. A later date in the month means less interest paid as part of your closing costs. For example, if you were to close on May 30, then you would only pay two days of interest plus the interest due for June. Your first payment wouldn't be due until July 1.

Since 95% of closings occur at the end of the month, and if a few hundred dollars at closing doesn't make a big difference for you, then you may choose to close earlier in the month, when title and escrow companies are not as busy and closings tend to go a bit more smoothly.

Here's How to Host an Open House

While advertising, the MLS and social media are great tools to get your home sold, probably the best way to introduce your home to prospective buyers and their agents is to host an open house.

The expertise of your agent will be the key to the success of your open house. Let your agent help you with the setup of your home and scheduling the open house dates. As with everything, timing will be important. In order to maximize the traffic through your home, don't plan an open house on holidays or during special events.

Your agent will be the greeter who will welcome prospective buyers. The agent's experience will provide the tools to answer questions and show buyers the standout features of your home. Any buyer feedback will be communicated back to you.

Since a homeowner's presence is a distraction at an open house, it will be best if you disappear for a few hours. This will allow buyers to speak freely and make their own judgements. Your agent is the best one to take prospects through your home and point out the details.

Your role in hosting your open house begins with getting your home sparkling clean. Eliminate clutter and organize your closets in preparation for inquisitive buyers. Stage your home by first removing family photos and personal items. Allow as much natural light to shine in as possible. Display some flowers, set the dining room table and determine what furniture needs to be removed or added. Since first impressions are so important, be sure to have your landscaping manicured.

As your agent, I regard open houses as one of the most valuable marketing tools if you are selling your home. Call or email me to discuss how to make the most of your open house.



Quick Quiz

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

Only one Star Wars movie was filmed entirely in the studio. Which one was it?

Worth Reading



Powerful Winds Carve Surreal Sand Sculptures Across a Frozen Beach

Sara Barnes

My Modern Met

The most talented artist in the universe is beyond doubt nature itself. Joshua Nowicki is a photographer who captured these surreal sand sculptures created by wind erosion on a frozen beach in St. Joseph, Michigan. Conditions across one particularly cold weekend were perfect enough to create some of the tallest formations ever witnessed.

More: <https://tinyurl.com/worth0522a>



Stores of Connection in A Lonely Year

Kate Pocrass

The Mundane Times

The Mundane Times is a free paper that celebrates the connections people made during the loneliness and uncertainty of the pandemic. Funded by the City of Berkeley's Civic Arts Program, one of the loveliest quirks is the fact that if you're unable to pick up the paper, you can call +1 (510) 859-3037 to hear a story from the paper each week. More: <https://tinyurl.com/worth0522c>

This newsletter and any information contained herein are intended for general informational purposes only and should not be construed as legal, financial or medical advice. The publisher takes great efforts to ensure the accuracy of information contained in this newsletter. However, we will not be responsible at any time for any errors or omissions or any damages, howsoever caused, that result from its use. Seek competent professional advice and/or legal counsel with respect to any matter discussed or published in this newsletter. This newsletter is not intended to solicit properties currently for sale.

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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!

Inside Your Newsletter:

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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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We can't make this stuff up!

A religious artwork has been removed from the cathedral of Canosa in Puglia, Italy, after the painting was discovered to depict a local businessman wearing a facemask among the holy figures as well as the priest who commissioned it.

An Israeli farmer has received the Guinness World Record for growing the largest strawberry in history. The strawberry is probably inedible though, having been kept frozen for over a year and shriveling since being measured.

An unused ticket from Michael Jordan's 1984 debut game with the Chicago Bulls has sold at auction for \$468,000. The ticket holder had been given two tickets for the game but hadn't found anyone to come with him so kept the spare.

Two men from Michigan have unofficially broken the Guinness World Record for visiting the most ski resorts in 24 hours. Kyle Kelly and Brad Dykstra hit the snow at 23 different resorts in one day.