



# Real Estate News You Can Use

Brought to you by Brett Roderman

404-229-7600 • [br@brettroderman.com](mailto:br@brettroderman.com)

## 6 Things EVERY First-Time Home Buyer Should Do

It's time to prepare for the closing on the purchase of your first home.

Before you are handed the keys, there will be several tasks to do so you can set the stage for being a homeowner.

Speaking of keys, you should change the locks, which can be a DIY project for you, or contact a locksmith.

Notifying all of your contacts of your new address should also be on your task list.

An email blast will accomplish this very efficiently. Having all of the utilities on and in your name the moment you flick on the switch will assure power, hot water, heat, and AC to make your first night comfortable.

Be sure to allow a few days of cushion when switching the utilities in case the title company and lender expedite an early closing.

Prior to closing, familiarize yourself with the amenities that are near your neighborhood so you know where the nearest hardware store and grocery stores are located to get you through the moving-in process.

Create a repair fund as soon as you are under contract to take care of the maintenance your home will eventually require.

Our resources are here to guide you through your task list, and we are just a phone call away.

## Tips for Getting (and Staying) Fit Indoors

Many of us are sitting in front of screens for both work and leisure purposes these days. The good news is those same screens provide a digital way to get the blood pumping and endorphins rushing for every pace, mood, and level! If you're working from home or looking to break out of your usual routine, follow these helpful tips to get moving in your own home.

**Apps.** You can find a wealth of different types of exercises and well-being support built into a range of apps. Check out the YMCA's app at [ymca360.org](http://ymca360.org) or the Nike Training Club app at [nike.com/ca/ntc-app](http://nike.com/ca/ntc-app). Or just head to your app store to see what's popular on the charts.

**YouTube.** The popular video sharing website has a large community of health and wellness gurus who provide inspiring workouts for free. For example, Yoga with Adriene shares calming routines for beginner, intermediate, and experienced yogis, while The Fitness Marshall fuses high-energy dance moves with pop music for a fun exercise experience.

**Bodyweight exercises.** If you don't have access to gym equipment, make use of your own body! This type of strength training uses your own body to provide resistance against gravity, improving power, flexibility, speed, and coordination in the process.

**Dedicate a space.** If possible, create a permanent workout spot in your home, whether it be a corner or a room. Make sure to keep it tidy and clean.

**Work out with others.** Thanks to video apps like Zoom, you can share your exercise with others. Why not start a weekly club with friends? You can connect and keep each other motivated simultaneously!

## Get My Free Stay at Home Guide



Whether you need an escape, tips to homeschool or entertain the kids, cook a meal or keep the quarantine pounds at bay, I've got an extensive guide that has helpful resources for everyone.

Call me at 404-229-7600 and I'll email over your "40+ Ways to Stay Safe & Entertained at Home" guide right away.



## Memorable Mother's Day Gift Ideas that Show Her You Care

A truth universally acknowledged, moms are a constant source of unconditional love, acceptance, and patience. Yet motherhood is no walk in the park, and despite all of our tantrums and growing pains, moms remain our biggest cheerleaders and strongest familial foundations. With Mother's Day this month, why not show your life-giving saint of a mother just how much you appreciate her with these unique, fun, and affordable gift ideas that don't only have to be given on Mother's Day.

**Breakfast in Bed.** Nothing says "Happy Mother's Day" like a surprise breakfast in bed. Not only does it give Mom a delicious way to start her day, but it also gives her time to sleep in and catch up on some precious z's, especially if she's usually responsible for waking the household up.

**Create a Memory Journal.** Sometimes the sweetest gift you can give is the gift of remembrance, so why not create a memory journal that records standout moments from your time together? Family members can contribute their favorite anecdotes and, if you leave some blank pages at the end of the book, you can add new memories in time for next Mother's Day.

**Give Her Some Much-Needed Time Off.** Being a mom is often said to be the toughest job in the world, so give her the day to pamper herself and schedule in some self-care time. Send her off on a spa experience, take over errands, and cook family meals to really give her time to relax.

**Craft a Coupon Book.** Extend the gift of time off and lend a helping hand with a homemade coupon book that entitles its recipient to help with chores around the house, foot rubs, and meals.

**Be Present.** Whatever you decide to do this Mother's Day, be fully in the moment. Ask any mom: quality time with family beats flowers any day, even if you're connecting virtually with FaceTiming this year.

## 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.

## Southern-Style Sliders

Put some pep in your appetizer game with these pimento cheese sliders with green tomatoes and some Southern hospitality. Serves 12.

2 cups shredded extra-sharp cheddar cheese  
8 oz. cream cheese, softened  
1/2 cup mayonnaise  
1/4 teaspoon garlic powder  
1/4 teaspoon cayenne powder  
1 4-ounce jar diced pimentos, drained  
12 mini sweet rolls  
12 slices green tomato  
1/2 pound sliced deli turkey breast  
1 stick butter, melted  
Everything bagel seasoning, as needed

Preheat oven to 350 degrees. Place the cheeses, mayonnaise, garlic powder, cayenne, and pimentos in a bowl and mix well until evenly combined. Set aside. Prepare the sliders by cutting the entire pack of rolls in half horizontally. Place the bottom of the rolls on a 9x13 baking sheet. Layer tomato slices evenly on the bottom buns, season with salt and pepper, and then layer slices of turkey on top. Add roughly a tablespoon of pimento cheese on each individual bun, then place the tops of the rolls on. Brush tops of the rolls with melted butter and sprinkle with the everything bagel seasoning. Cover with foil and bake for 10 minutes, then remove foil and bake an additional 2 minutes. Serve hot.



## What Should You Know before Contracting with an Agent?

Before you take the plunge to buy or sell a home, you will need to know important information about any agent you wish to work with to ensure you are in the best hands. Ask, "How long have you been in the business?" and "Has it been in a full- or part-time capacity?" As with everything, experience and commitment count.

Find out if the agent works with both buyers and sellers or specializes in one area only. "Do you work on a team?" should be the question that follows because teams offer expertise in both sides of transactions. Knowing what hours and days a real estate professional works will help coordinate with your schedule.

"What are the current market trends?" and "Is this a good time to be in the market?" should also be part of your information gathering. These questions and more are welcomed when you are ready to have us represent you.

# When Is the Best Time to Buy or Sell a Home?

The opportune time to buy or sell a home is not carved in stone. There are three primary factors that will influence you as to when you should move forward with buying or selling a home.

Buyers and sellers can benefit from knowing what their local market activity is at any given time. I can help you with that. Since supply and demand of available properties dictate price and availability, our role is to provide you with the statistics to properly time listing or selecting your home.

As a buyer, you will want to house shop when there are a lot of homes on the market, but that may not always be possible. You will have not only many choices but also more opportunity to negotiate with anxious sellers.

Conversely, sellers will want to list their homes during times of shrinking inventory so they can attract more buyers and be tighter with their pricing.

The direction of trending interest rates will also be key in determining if you can buy more or less of a home than you like and when you should move forward with your search.

During times of low rates, sellers can be rewarded with stronger pricing, knowing that more buyers will qualify to buy their homes.

The seasons and where you live play a part in any real estate market. While buying and selling during the late spring through early fall may seem to be the most logical time to enter the market, it doesn't hold true across the board.

Wintertime markets can even cause attraction in zones with better buying options. However, sellers should always give consideration to listing during these perceived slow market times because their competition will be far less and there will always be a number of buyers on the prowl.

With my experience, I can put the market numbers and the seasons together for your recipe for buying or selling success.

## Worth Reading



### Woman Finds Good Karma Writing and Handing Out 20,000 Love Letters to First Responders

*Good News Network*

Here's some heartwarming inspiration on how an Arizona woman has expressed her gratitude, writing and delivering love letters to first responders and military members for more than four years. It helped her when she lost her mother and has led to some love in her life. **More:** <https://tinyurl.com/worth0520a>



### Get Your House Ready for Summer

By Colleen Sullivan

*HGTV Magazine*

Home maintenance is key for summer vacation preparation. This article walks you through preparing every part of your home and yard. Winter snow and spring rain can be tough on your property, so you want to make sure you give every spot the right attention. This guide covers often-overlooked areas like walkways, bird baths, fence posts, and sprinklers. It also includes handy reminders for how to prepare for outdoor summer barbecues. **More:** <https://tinyurl.com/worth0520b>

## Quick Quiz

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

*Which young Jedi Knight becomes Darth Vader in Star Wars?*



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**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 me for the solution!



## We can't make this stuff up!

Before COVID-19 had its great impact, these were some bizarre and funny events that took place that'll keep you smiling:

A North Carolina woman not only turned 100 but got to cross a unique wish off her bucket list. After her birthday celebrations, Ruth Bryant was playfully detained by officers and spent a few mirthful minutes in a jail cell.

Cowlitz County Sheriff's Sgt. Corey Huffine snapped a selfie with a 600-pound sea lion found wandering on a forest road far away from any large bodies of water. The local Department of Fish and Wildlife soon whisked the unexpected road hazard away to the Columbia River.

An eight-year-old celebrated her birthday in style too. Atlanta's Brayden Lawrence, who may just be Target's biggest fan, loves the retail chain so much she held her party at her local store. Uniforms and walkie-talkies were provided to attendees.

### Inside Your Newsletter:

6 Things EVERY First-Time Home Buyer Should Do

Tips for Getting (and Staying) Fit Indoors

Memorable Mother's Day Gift Ideas that Show Her You Care

When Is the Best Time to Buy or Sell a Home?

### 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:**

**Brett Roderman**

**American Home Source, LLC**

2897 North Druid Hills Road Suite 400  
Atlanta Georgia 30329

404-229-7600

br@brettroderman.com

www.BrettRoderman.com