



REAL TALK

The Monthly Newsletter of Welcome Home Team

READY OR NOT, SWEATER WEATHER IS COMING! 10 THINGS TO DO TO PREP YOUR HOME FOR FALL

Grab a pumpkin spiced latte and get ready for the changing seasons with these ten things to do to prep your home for fall.

1. Clean or replace your gutters

It's not just you. Many of us take those handy little gutters for granted. And after draining thousands of gallons of water from your roof over the years, show them some love and ensure they're working properly by cleaning and declogging or replace all together to keep your sweet abode water tight.

2. Check for drafts

Drafty windows are responsible for 25-30% of heat loss, but don't fret! Weatherstripping is easy like Sunday morning.

PRO TIP: A simple way to check for draftiness: Close a door or window on a strip of paper. If the paper slides easily, you need to update your weatherstripping!

3. Remember the outdoor faucets

Remember that one time in college when you forgot to remove the hose and the pipes burst all over that sweet new futon? Let's not have a repeat now that you're the homeowner. Repeat after me: "I will drain and disconnect all outdoor faucets before winter!"

4. Don't forget the outdoor furniture

Just because it's outdoor furniture doesn't mean it's up to snuff with our crazy Midwest winters. If you can't store it, cover it a waterproof furniture cover.

5. Fix any cracks in your driveway

Shrugging off a crack in the driveway, sidewalk, or stoop can turn into a major headache. When water freezes, it expands, and can make the crack even bigger. Enough small cracks can turn into big cracks, and eventually the concrete can crumble. Fight the Freeze-Thaw Cycle by grabbing a concrete crack sealer, fill up all the cracks, and pat yourself on the back for a job well-done.

6. Change your filters

Another easy fix that many overlook. Most filters should be replaced monthly, but here's your friendly reminder to definitely get it done before you need to turn on your furnace.

7. Prep your lawn

You've heard the old adage, "The best offense is a good defense." Don't suffocate Sir Cuts A Lot! Rake those leaves, aerate like a boss, and fertilize grass, trees, and shrubs so they enter winter's slumber like fat and happy little bears.

8. Test winter equipment

Hey uh... Marty McFly here. Better test your snow blower and winter equipment now and make your life easier. Don't wait until it isn't working and you're stuck inside and can't get your car out to buy a new one. Seriously. Just do it.

9. Change your batteries

You've done so great with checking everything else; why not change the batteries in the smoke and carbon monoxide detectors. Plus, you'll sleep extra well knowing you're protecting your home and your loved ones. And Aunt Edna's prized fruit cake recipe.

10. Furnace checkup

Beat the rush and call your heating system professional to inspect your furnace before it's as cold as your ex's heart. And just like your ex, if it's screaming (belts), poor performance (always an excuse), or erratic behavior (at least they weren't boring?), it's probably a good sign you need help sooner rather than later.

Real Estate Snapshot Omaha/Lincoln Metro Area



Active Listings

468

Median List Price

\$283,331

Listings Under Contract

1,482

Median Sold Price

\$286,778

Total Closings

2,241

Days on Market

11

FALL: FOOTBALL, FOOD, & FIRST-TIME HOMEBUYERS



If you've been looking to take the plunge into homeownership, but have been sitting on the sidelines waiting for the perfect time, fall may be the best time to start your house-hunting. Here's why:

MOTIVATED SELLERS

Just as purchasing a home is an extensive process; selling one can be as well. Many sellers are eager to sell their homes before the weather turns cold and the holiday season begins.

LESS COMPETITION

One of the biggest perks to fall house-hunting is fewer buyers in the race. Without the frenzy of the spring/summer real estate season (especially after the last couple of years), there's more time to shop around.

YEAR-END TAX CREDITS

Even if you closed on the last day of the year, you may be able to apply year-end tax credits. Contact your tax professional to help with your specific situation

MOVING SERVICES

Many packing and moving services are often over-booked during the peak homebuying season and may even have a higher rate during high demand times, so waiting to use these services until they are less busy makes it easier on you and your pocketbook.

HOLIDAY BARGAINS ON HOME IMPROVEMENTS

Buying a new house is an exciting time and many people are eager to jump into making it their own home. With the holidays following the fall season, it is a great time to take advantage of deals from home improvement retailers on a variety of homeowner needs like appliances, tools, and even home décor.



THE GREAT PUMPKIN CARVING CONTEST

CARVE OUT SOME TIME AND GET STABBY!

We want to see your best, most inventive, unique, scary, and fun jack-o-lanterns! Entering your pumpkin in our contest is easy as 1, 2, 3:

1. Contact Jonie, Heather, or AJ by October 20
2. We'll personally drop off a pumpkin for your carving delight!
3. Place your jack-o-lantern on your porch & we'll have an amazing Great Pumpkin photo shoot

Winner will be announced at 5pm on October 22 and will receive 4 tickets to Vala's Pumpkin Patch, bragging rights, and their pumpkins featured on our social media. Start stabbin' them gourds, friends!

Nebraska mortgage and refinance rates today (APR)

2.99% 30-year fixed **2.125%** 15-year fixed **2.375%** 5/1 Adjusted Rate Mortgage (ARM)



Jonie Sturek
ASSOCIATE BROKER
LICENSED IN IOWA & NEBRASKA

402.305.8195
jonie.sturek@betteromaha.com
4949 Underwood Ave, Omaha, NE 68132
WelcomeHomeTeamOmaha.com

