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# Between FRIENDS

Putting Great People Together With Great Homes!

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**S**pring into a new home this season! Contact me today and let's find a home that meets your needs.



**A** home warranty plan and a homeowners insurance policy make the perfect pairing. While homeowners insurance provides critical protection against catastrophic events, a home warranty plan helps protect the home systems and appliances you rely on each day. Can you comfortably afford to replace an air conditioning system or water heater? Protect your hard-earned savings by safeguarding your major systems and appliances. Choose the home warranty coverage you can trust.

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**H**ave friends or family looking to buy or sell a home this spring? I would be honored to have your referral.



## Health & Safety

### Earth Month: Reducing Toxins at Home

**C**hanging the world begins with individual actions, and small changes can add up to big differences in our households and the Earth's sustainability. Try implementing a few new habits to help cut back on toxins at home.

**Filter water.** One of the simplest ways to reduce toxic exposure is by filtering water. From washing produce to cooking to personal hygiene, clean water is essential in every household. Filter water to eliminate toxins such as pesticides and lead.

**Minimize plastics.** Plastic kitchen items can harm the environment and your body. Even BPA-free products often contain other additives that can be just as dangerous. Ditch the plastic and stick with glass or ceramic.

**Use a HEPA filter.** Furniture and upholstery can contain flame retardants, volatile organic compounds (VOCs), and other harmful toxins. Vacuum with a HEPA filter to help eliminate toxins from upholstery and carpeting.



## Helpful Hints

### How to Improve Indoor Air Quality

**Y**ou likely spend more time at home than anywhere else, and maintaining good air quality is essential for your overall health. To help ensure you consistently breathe in good, clean air, consider these tips:

**Check for Radon.** Radon is a colorless and odorless radioactive gas that is emitted from soil and can get trapped indoors. Test your home for radon annually using a kit from a hardware store or obtained from the American Lung Association.

**Avoid chemicals.** Use low-VOC paint, cleaning supplies, and adhesives to minimize toxic chemicals at home. Carefully follow the label instructions, use products only in well-ventilated areas, and dispose of them safely when finished.

**Open a window.** Circulate fresh air whenever the weather permits. Even cracking open a window a few inches each day can significantly improve indoor air quality.

### Ingredients

**2 lbs. cooked chicken breast**  
**½ c. mayonnaise**  
**3 lemons zested and juiced**  
**2 Tbsp. ground mustard**  
**2 diced celery stalks**  
**4 chopped green onions**  
**¼ c. chopped fresh tarragon**  
**2 Tbsp. chopped fresh parsley**  
**¼ c. slivered almonds optional**  
**½ tsp. salt**  
**½ tsp. pepper**

Dice the cooked chicken breasts into bite-sized pieces.

Combine the chicken, mayonnaise, lemon zest and juice, ground mustard, diced celery, chopped herbs, and optional almonds in a large mixing bowl.

Stir until the chicken is evenly coated in the mayonnaise mixture.

Add salt and pepper to taste.

Plop it on a bed of lettuce or spread between your favorite bread slices and enjoy.



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## Household Tips:

### Top 5 Things Buyers Should Look for in a Real Estate Investment

**I**nvesting in rental property can be a fantastic way to generate passive income and build generational real estate wealth, but there are some pitfalls to avoid. Consider these five tips before making a real estate investment.

**Identify goals.** Be certain of your short-term and long-term investment goals and only purchase properties that align with that purpose.

**Location.** Location is arguably the most critical factor in any property investment. Check with the municipal planning department to identify potential growth.

**Cash flow.** An investment property should generate more income than its total expenses. Calculate the project's net operating income (NOI) to ensure profitability.

**Value appreciation.** While short-term cash flow is important, long-term appreciation is how wealth is built in real estate. Research local market trends and job growth to predict future value.

**Condition.** Get a thorough inspection by a licensed professional to identify structural issues or major repairs like roofing or major home systems. Significant repair costs can erode profits and reduce your return on investment (ROI).

