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Between FRIENDS

As the weather heats up, so does the real estate market! Contact me today for a free, insightful analysis.



Are you in the market to sell your home? Close with confidence by adding an Old Republic home warranty to your transaction. Seller's Coverage protects your property if a major system or appliance fails and requires repair or replacement while the property is still on the market. At close, the warranty rolls over to the Buyer's Plan, protecting the homebuyer against potential issues after the sale. A home warranty offers budget protection from the high cost of home repairs and peace of mind for both the home seller and buyer!

OLD REPUBLIC HOME PROTECTION

No home purchase is complete without a home warranty



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People Helping People

Itake pride in providing my clients with the best experience possible to ensure a seamless real estate transaction. Know anyone buying or selling a home? Send them my way!



Health & Safety

Make a Splash: Water Safety 101

Water activities provide some of the best ways to beat the heat and create lasting summer memories. However, water also poses a serious risk for weak swimmers. Over-eager kids, adults with medical conditions, or individuals who are not strong swimmers can drown in the short time it takes to reply to a text message. To stay safe and cool this summer, follow these water safety tips.



- **Learn to swim.** Knowing how to swim is the best safety measure you can take around water. Make sure each family member learns how to tread water and float, even if it means taking swimming lessons.
- **Create barriers.** Creating barriers to water is essential to preventing tragic accidents. All pools should have a fence with a locked gate around the perimeter. Exterior doorways that lead to pool patios should also have a lock and an alarm. For properties with ponds or lake access, use safety edging and lighting to help reduce the risk of accidents.
- **Practice water safety drills.** Have a plan for what to do in case you experience a water emergency. Keep your CPR certification up to date, and make sure you always have a charged phone nearby to call 911 in the event of an emergency.

Real Estate Today

Bring on the Battle: Avoid These Mistakes in a Bidding War

The real estate market is changing, but if you're in the market for a new home, you may still end up in a bidding war. If you find yourself fighting for a listing with other alluring offers, be sure to avoid making these common mistakes.

- **Bid every dollar.** It may be tempting to scrape together every penny you have to win a bidding war, but it is not worth it. New home purchases often require thousands of dollars in repairs and upkeep, so if you don't leave room in the budget for emergencies, you will likely regret it later.
- **Include too many contingencies.** In a bidding war, offers with contingencies, such as financing, appraisal, or the sale of a current property, probably won't be accepted. Sellers are more likely to choose an offer with fewer barriers.
- **Include too few contingencies.** Never waive the right to a home inspection or forgo a home warranty just to make an offer look more appealing to the sellers. The risk far outweighs the potential benefits.
- **Lowball offers.** In a competitive market, it's common to set home prices below their true value just to start a bidding war. Resist the urge to submit lowball offers, as it may backfire.



Savor the Flavor

Spicy Mango and Black Bean Tacos

1 diced mango
¼ c. diced red onion
½ red bell pepper, diced
2 tbsp. fresh lime juice
1 Tbsp. extra-virgin olive oil
¼ c. chopped cilantro
1 avocado, diced
¾ c. canned black beans, drained and rinsed
1-2 tsp. mango-habanero jam
4-6 corn or flour tortillas
¼ tsp. chipotle powder (optional)
Crumbled Cotija cheese (optional)

In a medium-sized bowl, mix the diced mango, red onion, red pepper, lime juice, olive oil, chopped cilantro, avocado, black beans, habanero jam, and chipotle powder (if used). Add a few pinches of salt. Taste and adjust the seasonings as desired. Chill until ready to use.

Heat tortillas one at a time in a small skillet over medium-high heat, turning once to warm through. Stack on a plate and cover with a clean kitchen towel to keep warm until all tortillas are heated.

Fill warm tortillas equally with the mango-bean mixture.

Top with the crumbled Cotija cheese and serve with extra habanero jam on the side.

Try serving with roasted jalapenos, guacamole, stuffed peppers, or grilled avocado for a fun Taco Tuesday twist!



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Household Tips: Be Smart & Stay Cool: Smart Home Improvements to Beat the Heat

The summer season often invokes nostalgic memories of running barefoot through sprinklers, devouring melting popsicles, or playing Marco Polo in the pool with friends. Maybe our memory—or climate change—has failed us, but the summer heat feels more oppressive than in previous years.

But you still deserve to enjoy the summer! Here are some smart ideas to help you beat the summer heat and stay cool this season:

- **Window treatments.** Energy-efficient window treatments are an excellent way to reduce your A/C bill and stay cool in the summer. Insulated blinds, blackout curtains, Roman shades, and wooden shutters may be fantastic options for window coverings that beat the heat.
- **Evening thermostat.** Set the thermostat one to two degrees cooler when the sun goes down. Regulating the house's temperature overnight can help you stay ahead of the afternoon heat since the A/C won't have to work quite as hard during the day.
- **Cooling materials.** Consider investing in composite decking materials that reflect heat away from the house. Also, if pool water feels more like a hot tub during the peak summer months, cooling pumps can keep the water refreshingly chill.

