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A Word from Molly

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House It Going?



Well spring is around the corner. What is strange, is it seems we have had little to no winter. I think going to Arizona in the winter may not be needed, if the winters continue like they have been. When I was walking yesterday, I noticed that the Daffodils are starting to peak out of the ground and the birds seem to be singing more. Yep...spring is around the corner.

I have been able to get the ole' black bike out and pedal it around with the nicer weather. I need to stop and get the tires checked out and oil the chain to get it ready for spring. I think that bike is about as old as me, but we make a good team. It really helps to get on it and pedal to property showings, as long as the distance isn't all up hill. It does take some of the

stress out of my day. (Yes, I have stress)

Spring break is coming up soon and I am planning on taking my grandsons on a trip. I can't wait to spend time with them. They are all teens now, and they are getting closer to not having the time or interest to hang out with grandma, so I am taking advantage of this time. I will be putting some great memories together to hold onto forever!

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When the Seller is the owner!

Homes listed as for sale by owner (FSBO) usually come with a lot of questions: Is it easier or riskier to buy? How do negotiations work? Should I involve an agent? Here are some pointers from the Wall Street Journal about what to keep in mind when looking at a FSBO.

First, don't avoid a home because it's being sold directly by the owners, especially if it meets all of your criteria. The main difference is that you will usually meet the homeowner face to face, rather than conduct negotiations through agents.

While many FSBO sellers may be unfamiliar with real estate process, they must conform to all stipulated laws, such as providing proper disclosures. Learn your state's requirements and demand the most extensive disclosure.

It's helpful to understand that many FSBO sellers have a special attachment to their home and may overprice it. Get a competitive market analysis (CMA) to outline comparables in the area. You should also never let the seller hold the money in escrow. Arrange for a bank or other neutral entity to manage the escrow.

Lastly, as with any other home buying process, it's always best to go in with your eyes open and to trust your gut in FSBO deals. Just like any negotiation, it may or may not work out.

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WALK on Wood....

Hardwood flooring is one of the most sought-after features in new and existing homes. This eco-friendly feature can turn your home into a warm and inviting space to relax and entertain. Selecting the right flooring can be a challenge, however, depending on your design, style, budget and personal preference. Before choosing a wood floor for your home, here are a few things to keep in mind, courtesy of the National Wood Flooring Association.

There are two basic type of wood flooring. Solid wood flooring can be sanded and refinished many times and can be used in all rooms, including kitchens and bathrooms. Engineered wood is manufactured with multiple layers of wood veneers, so it expands and contracts less than solid wood flooring when temperatures and humidity fluctuate. Engineered wood is better alternative for basements and other below-ground living area.

Hardwood floors come in different finishes. Satin gloss offers the most shine and reflects the most light, so scratches and normal wear and tear are less noticeable, while matte finishes offer the least shine.

Light woods like ash or maple help make a room appear more open and airy, while darker woods like walnut or mahogany can give a room a more stately and refined appearance.

To keep floors looking new, clean them frequently using a dust mop or vacuum. Avoid using a wet mop as water can dull the finish or damage the wood over time. To prevent scratches, place scatter rugs at all entrances and floor protector pads on the bottom of furniture legs.



Decorating your front porch for springs, doesn't have to be costly. Challenge yourself to be creative and look around your home, for things that you can use to be budget minded. It is always fun to find old furniture pieces at garage sales and paint them to be a part of a grouping on your porch. Throw pillows are a must, they add color, texture and personality to the setting. Potted flowers, add color and that "feeling" of spring that we all look for. The front porch is your "welcome" mat to your family and friends, make sure it is warm and inviting!

