



**OBSERVATIONS FROM THE DESK OF
ALICE OLDFORD**

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Need a referral? Please give me a call.



**You have brains in your head. You have feet in your shoes.
You can steer yourself any direction you choose. You're on
your own, and you know what you know. And you are the
one who'll decide where to go.**

Dr. Seuss, "Oh the Places You'll Go!"

Please check out my Realtor Facebook page

In an effort to keep the information flowing throughout the month, I've added a Realtor Facebook page. I hope you will "like" the page and check often for updates. <https://www.facebook.com/aliceoldfordrealtor>



Home Inspection—Yes or No?

Please do not succumb to waiving the inspection in the name of facilitating the purchase process. It's important to identify problems that may not be readily visible, i.e., termites, HVAC issues. Avoid the possibility of thousands in repair costs post closing. Best case complete the inspection quickly to keep the momentum.



Moving Costs

Average moving costs according to Home Advisor:

Local/intrastate (under 100 miles, 2 movers + truck) \$80—\$100/hr average

Interstate/cross-country (more than 100 miles,) \$2000—\$5000/move average + \$.50/pound

Reputable movers will give you an estimate before you sign a contract. Book movers as early as you can to get the time that works best for you. The least expensive days to move are Monday—Thursday.

Outdoor Remodeling Projects



Boost the value of your home by enhancing its curb appeal. Standard lawn care service ranks first in improving appeal. Have you thought of installing a fire feature? The next most appealing projects for homeowner enjoyment or salability are a new wood deck, a water feature and landscape up-grade.

Explain

**What is a
Kick Out Clause?**

In a back-up contract situation, seller's Realtor shares the terms of the first contract, except the price, with the first buyer. The first buyer has the opportunity to improve the offer within a designated timeframe. If the seller is not satisfied, contract is terminated, deposit is returned and both parties are released. Once the contract is terminated, the back-up offer is placed in primary position.

This type of rider is often used if the first contract has a contingency for the sale of the buyer's home.

Mark Twain said "Buy land they aren't making it anymore."

Good advice. Are you dreaming about building a home?

1072 Jonquil St \$48,500 — canal to Lake Carrie; golf and tennis at Lake June West Golf and Tennis Club

440 Cross Creek Ave \$8,000 — wooded double lot in Placid Lakes **SOLD**

231-235 Boston Way \$5,000 — a double corner lot (1/2 ac) in Placid Lakes **SOLD**

117 Vera Ln NW \$4,500 — golf anyone? wooded lot in Placid Lakes **SOLD**

601 Nebraska Ave \$2,000 — one half acre rural lot

816 Winston Dr \$5,000 — do you love racing? Check out this lot in Spring Lake Village, Sebring

Envision your future.