



David Cable
RE/MAX Interactive - Team Cable

Phone: 321-615-0099
Direct: 321-615-0099
Fax: 321-751-4465
Email: davidcable@remax.net
Website: <http://www.davidcableproperties.com>



Hello,

During the year, you probably come across friends, neighbors or relatives who are thinking about buying or selling a home. Their biggest initial question is likely, "How much could I get for my property if I sell it today?"

Part of my job as a REALTOR® is to know what is happening in the real estate market. That means I can give your family member or friend a good idea of the value of their property given today's market conditions. Conducting a market analysis is part of what I do, and I would be happy to do one for you or anyone you recommend to me.

Thank you in advance for sharing my name with those closest to you. It would be my pleasure to help them in any way I can, without making them feel pressured or obligated in any way to use my services. My promise to you is this. I promise to treat them well.

Thank you for considering.

David Cable

Real Estate Professional

Direct: 321-615-0099
Email: davidcable@remax.net

RE/MAX Interactive 1372 Highland Ave., Melbourne, FL 32935

Be a Savvy Home Viewer

The last thing you want to experience after purchasing a home is “buyer’s regret”. That’s the sinking feeling you get when you realize, days or weeks later, that you may have made the wrong decision.

Say, for example, you bought a home based on your first impressions. When you viewed it, you thought it was just perfect. Then, a few weeks after you moved in, you discovered that the bedrooms are smaller than you had originally thought and the street is loud and busy. That wouldn’t be a very good feeling!

That’s why it’s important to become a savvy home viewer. When you visit a property for sale, you need to move past your first impressions and take a comprehensive look at the property and the neighborhood. That way, there won’t be any unpleasant surprises later on.

Here are some tips on how to do just that:

- Take the time to carefully view each room, including closets and storage areas.
- Make sure you have measurements of all the rooms.
- Imagine yourself living in the home. Where will you have dinner? How will your furniture look? What is it going to be like to travel to work and school each day? Where will your kids play?
- Get a professional home inspection. Then, make sure you read and understand the report.
- Understand and get estimates for any maintenance and repair issues, such as required bathroom upgrades or roof shingles that need replacement.
- Walk the neighborhood and get a clear sense of what it’s going to be like to live there.
- Carefully consider any negative issues before telling yourself, “I can live with this.”

The best way to ensure you don’t get buyer’s regret is to work with a good REALTOR® like me! Call today.



Reasons to Consider Making a Move

When is it a good time to sell your property and buy another home? Whenever there's a good reason to do so! There are many things that may motivate you to consider making a move.



For example:

- Your current home no longer meets your needs. You may have more space than you need or you might be looking for a larger home to accommodate a growing family.
- You're looking for features your current property can't accommodate. For example, you might want to install a pool but don't have the backyard space or you might want a larger living room for entertaining but don't have room for a renovation.
- You want to live in a more desirable neighborhood. This is one of the most common motivators since the area you live in has a huge impact on your lifestyle.
- You want to move closer to work, school, family, shopping, theater, etc.
- You're simply bored of your current property and are ready for a change.

Whatever your reasons, if you're thinking of looking for a new home – even if you haven't made a firm decision yet – we should talk. As your REALTOR®, I can help you understand all your options.

Don't Forget the Commute

Some home buyers consider purchasing a home that is less expensive but farther away from work. In particular, people who work in an urban area sometimes consider



living outside the city,
where housing costs a
little less.

Is that a good option? It
depends, to some extent, on
the cost of commuting.

People often underestimate commuting expenses when they consider buying in a particular neighborhood. Knowing these costs is important if you want to make a smart, informed decision.

For example, there are many expenses associated with a 45-minute commute to work: gas, wear and tear on the vehicle, insurance, parking, etc. There's also value to the lost time – almost seven hours a week spent in the car.

If you find a home that you love, and have considered the commuting time and expenses, you might find that it makes sense to purchase a home in the suburbs. Lots of people commute and find ways to make the experience pleasant.

As with all aspects of a home purchase, having all the information is key. So, make sure you know the true cost of commuting so you can make the right decision for you and your family.

notable, quotable... quotes!

“Nothing will work unless you do.”

Maya Angelou

“Happiness is not something ready-made. It comes from your own actions.”

Dalai Lama

“You may be disappointed if you fail, but you are doomed if you don't try.”

Beverly Sills