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Hello,

Is there anything I can do to help you enjoy your home even more, or help make your next move go smoothly? For example, you might be looking for a contractor and need a recommendation, or you may want some information about housing prices. If you haven't visited our preferred [Business Partners](#) page on our website, you should take a look. If you know of folks that I should be working with, give me a call. I'll do my best to help.

TEAM CABLE recently became a proud supporter of Brevard Public Schools. Call us today to learn more about our "Give Back to Brevard Public Schools" Program.

As you may know, I build my business through referrals and repeat clients. I work hard to provide you with outstanding service so that you'll feel comfortable recommending me to others.

Should you have a friend, colleague, neighbor or other acquaintance who is looking for a REALTOR®, ask them to give me a call too. I hope I've earned your confidence enough to have also won your recommendation.



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Staging The Three Most Important Rooms

When your home is shown to potential buyers, every room is important. However, there are three types of rooms that buyers tend to pay particular attention to: kitchens, bathrooms, and bedrooms.



How do you make these rooms look great? Use these staging tips from professionals.

In the kitchen, make sure the stove, sink and countertops are spotless. In addition, the countertops should be clear of anything that isn't absolutely necessary. You want to create the impression that there is a lot of counter space!

In the cupboards, refrigerator and pantry, make sure all food items are facing forward.

In the bathrooms, make sure everything is clean and uncluttered, especially around the toilet and in the cabinet under the sink. Remove personal items from the countertop. If there is a shower curtain, keep it open. Make sure that the towels match and are neatly hung on the rack.

As a rule of thumb, the more you can make the bathrooms look like those in a nice hotel, the better!

In the bedrooms, make sure the bed is neatly made, preferably with matching covers and pillow cases. Make sure that items that are stored under the bed are not sticking out enough to be seen.

Closets should be tidy with nothing on the floor except shoes (neatly arranged). It's okay to have a lot of clothes, as long as they are all hanging neatly. If there are non-clothing items

in the closet - such as loose files and papers - store them somewhere else.

Don't leave any clothes lying on the bed, chair or dresser, even if they are nicely folded. Don't have anything in the laundry hamper.

Want more staging tips? Call me today.

How To Buy The Right Home, Quickly

You're in a rush. You have just three weeks to find and buy the right home. Whoa! How are you going to make that happen?

Don't stress. Here are some tips that will help:



- **Get a pre-approved mortgage.** With this document you'll know exactly what you can afford. A seller will take your offer-to-purchase more seriously, too.
- **Make a wish list.** Be clear about what you want in a home. Two bedrooms or three? A finished basement? A large kitchen? A spacious backyard? If you know what you want, you'll be able to quickly zero in on the right homes.
- **Be flexible.** You may have a wish list, but to find a home quickly you'll also need to be flexible. Think about what you absolutely must have in a new home.
- **Neighborhood matters.** Generally, buying a less than ideal home in a great neighborhood is better than purchasing the perfect home in a bad area. So, create a list of neighborhoods you'll consider.
- **Work with a REALTOR®.** A good REALTOR® like me can help you view the best opportunities on the market and quickly select the right home for you.

The Practically Perfect Open House

If you plan to have an open house to help sell your property, you will obviously want to make the best impression possible on potential buyers.



It is very important that all minor repairs be completed before the open house. Even a squeaking door can be a distraction to buyers.

Obviously, you're going to make sure everything is clean and uncluttered. Also consider the lighting. Check that every room is well lit and that there are no burnt-out bulbs. This is especially important in darker spaces.

If you have pets, consider taking them to a "pet day camp" or kennel, or just take them for a long walk in the park. Pets and open houses are rarely a good mix. You don't want buyers with allergies feeling uncomfortable.

If possible, remove personal items such as family pictures and trophies. Remember that buyers want to visualize themselves living in the home, and your personal items become a distraction.

Finally, avoid being home during your open house. Let me, as your REALTOR® be the host!

TEAM CABLE supports Brevard County Schools

A win-win for you and your school of choice

Take advantage of our **"Give Back to Brevard Public Schools"** special offer when you buy or sell a home with Team Cable.

GIVING BACK!

As a proud business partner with Brevard County Public Schools we are pleased to offer a special rebate for you, your family or friends. Partner with us to sell your current home or let us help you buy your next home and we will donate 20% (up to \$500) of our commission to your school of choice.

* Conditions may apply.
* Subject to lender approval.

**TEAM CABLE
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INTERACTIVE**

DAVID CABLE KRISTI HERNDON VISIT OUR WEBSITE
321-615-0099 | 321-800-8701 | WWW.DAVIDCABLEPROPERTIES.COM

Contact us by phone or text at 321-615-0099 to learn more.

notable, quotable... quotes!

"There is only one success - to be able to spend your life in your own way."

Christopher Morley

"You cannot dream yourself character; you must hammer and forge it."

James A. Froude

"Ability will never catch up with the demand for it."

Malcolm Forbes

Not intended to solicit buyers or sellers currently under contract.
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