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Between FRIENDS

26 Years of Real Estate experience.

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If buying or selling real estate is on your mind for the New Year, call me for a free, insightful analysis of the current market trends.



Looking to buy a new home? Now is the time to make the move! Of course, investing in a new home is more than just a financial decision—the pride that comes with homeownership is truly priceless.

I recommend including an Old Republic home warranty plan to all my clients, whether they're buying or selling. A home warranty helps protect your budget from unexpected repair or replacement costs caused by the breakdown of your home's heating, plumbing, electrical systems, and most built-in appliances—before, during, and after the sale. Optional coverage choices are available for buyers to custom-fit the warranty to the unique needs of their new home.

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If you were happy with my service, please tell someone you know. A confident referral is the best gift an agent can receive, and your friends and family will thank you too!



Health & Safety

Holiday Decorating Safety



This is the season for gatherings, winter festivities, and of course, holiday decorating! Here are a few ways to help maintain safety while having the most festive holiday décor on the block.

- Opt to use flameless candles. If you have to use regular candles, ensure they are in a non-flammable holder, away from decorations and wrapping paper, and cannot be blown over or knocked down.
- Inspect your holiday lights before decorating. Look for frayed or broken wires. If the lights are hung outside, they should be rated for outdoor use. Do not string more than three strands of lights together on a single extension cord.
- If artificial holiday trees are your preference, make sure they are fire resistant. If you prefer live trees, they should be fresh and watered frequently. Always install your tree in a safe location clear from heater vents and fireplaces.
- When using a ladder, ensure a sturdy base by carefully setting the ladder into position. Avoid slips by wearing shoes with good traction when climbing.
- Have a working smoke detector in every room of the home. Store a fire extinguisher on each level of the home and know how to properly use it.

Real Estate Today

Homebuyer Resolutions for the New Year

Aspire to achieve more in the new year! In the same way you might set health and wellness goals, add these four homebuyer resolutions to your list, and help your homebuying dreams take flight!

Fight for flexibility. Flexibility is not just good for your health; it's also vital when buying a new home. Price, location, and property type are major factors that influence your purchase decisions. Keep your options open, and you may find less competition when making an offer.

Stay within your purchase budget. A good rule of thumb is to search for a home that is 20-50 thousand dollars below your maximum budget. This gives you the flexibility to negotiate higher if needed (refer to the first homebuyer resolution).

Set your savings goals. Making clear and achievable financial goals to set money aside each month will help protect your investment and keep your homeownership dreams alive should an unexpected event occur.

Remain calm and carry on! Understand that buying a home can be stressful. Keep your chin up and stay focused on your dreams. It will all be worth it when your agent hands you the keys, and you're ready to move in.



1 c. raw almonds

1 c. sugar

1 c. unsalted butter, cubed

1/2 tsp. vanilla extract

1/4 tsp. salt

1 1/2 cups semi-sweet chocolate chips

1/3 c. pecans, chopped

Preheat oven to 350°F. Use a silicone baking mat or parchment paper to line a baking sheet. Add almonds to baking sheet in an even layer. Bake in oven for about 10 minutes, or until toasted; check after 5 minutes to avoid burning.

Add sugar, butter, vanilla, and salt to a saucepan over medium heat. Melt butter and simmer for 10-15 minutes, whisking continuously. The mixture should be a light brown color.

Remove from heat and pour the mixture over the almonds evenly. Scatter chocolate chips on top and let sit for 1-2 minutes. Using a rubber spatula, smooth over the top to create an even layer. Top with chopped pecans.

Cool in the refrigerator uncovered for about 30 minutes, or until it hardens. Break apart into pieces and enjoy!



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Household Tips:

Throw an Epic New Year's Eve Party

Want to host a New Year's Eve party but not sure where to begin? Give your friends an experience they'll never forget with our guide to throwing an epic NYE party.

- Creating the ultimate NYE party atmosphere begins with the theme. From the invites to the décor, down to the dress code—the theme sets the tone and lays the foundation for a memorable night.
- Have fun activities on hand to engage your guests. Card games and dice are great for parties. Or have guests write down their resolutions or predictions for the new year.
- Signature cocktails are great to batch ahead of time. Always have plenty of water on hand and don't forget mock-tails for designated drivers.
- It wouldn't be a party without delicious bites on hand. From finger-food to fondue to easy one-pot entrees—you can get as creative and elaborate as you like!
- Music can make or break a party, so have a NYE playlist to match the energy of your gathering. If you have an eclectic crowd, round up song suggestions a few days ahead of time.

While it's easy to get wrapped up in making sure everything is perfect, remember to mingle with your guests, take lots of pictures, and, most importantly, have fun!

