

# THE **INFORMED** Home Buyer/Seller™

## Helpful Advice for Making the Right Move

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### Selecting the *Right* Neighborhood

Choosing the right neighborhood is just as important as picking the right home. Perhaps it is even more important.

After all, you may be able to renovate a kitchen, but you can't move a nearby bus stop, or make a playground magically appear within walking distance.

The neighborhood you choose to live in has a huge affect on your lifestyle and that of your family. So it's important to take as much time shopping for a great location as it is a new home.

#### **Take a Walk**

Once you have toured a house that interests you, take a walk. Explore the neighborhood. Get a sense of the atmosphere, community and personality of the surrounding area.

Is the street relatively quiet? Or, is it a main thoroughway for commuters into and out of the neighborhood?

Stop and listen. Is there a lot of ambient noise from traffic or other sources?

What about local amenities? Find out about parks, playgrounds, community centers, and shopping. These can be very convenient if located nearby.

Do you have kids? Then you'll also want to learn about the local schools. Are they within walking distance? If busing is required, where do your kids meet the bus?

#### **Ask questions**

If you see any neighbors while exploring the area, chat with them. You could simply say, "Hello. We're considering buying a home in this area. May we ask you a couple of quick questions about your experience living here?"

You'll spend as much time in your neighborhood as you do inside your home. So get to know it, before you decide to make an offer.

### **Boost** Curb Appeal In Less Than a **Day!**

A realtor stops the car in front of your house. Potential buyers are in the back seat. They look. They talk. Then they drive away!

What happened?

It may be that their first impression was not a good one. People do tend to judge a book by it's cover. That's why it is so important to make the "curb view" of your home the best it can be.

Here are a few tips:

- Clear the sidewalk
- Cut the grass
- Paint faded window and door trims.
- Plant flowers
- Trim bushes and hedges
- Check exterior lighting.  
(In case a buyer drives by at night.)
- Make sure the house number is clearly visible.

*Think, Act... Live!*

*"...take pictures of your house during the day, inside and out. What the camera sees and what you see are two different things. The pictures will help you view your house with an unbiased eye."*

*Barb Schwarz, author of Home Staging.*

*"Human beings are the only creatures that allow their children to come back home."*

*Bill Cosby*