

NEWS YOU CAN USE

Brought to you by: Dick Berger, JD, Green, ABR, ePro
 Email dick@dickberger.com; Cell 843-368-1510

Home Warranties for the Seller

Regardless of whether you are trying to sell your home or not, securing a Home Warranty may be a good idea. For those you that are selling this may be that one additional item that makes the buyer choose your home over the completion.

Buyers come into this marketplace usually without any really information as to who to call for 'this or that'. When something breaks and it is a Saturday afternoon—what do you do? Most all Home Warranty companies have contractors that because of the relationship with the warranty company does make that Saturday afternoon call. The peace of mind that this brings to a buyer can be invaluable when there is someone they can call for help.

While the basic Home Warranty programs may not cover everything in the home there are riders and supplemental coverage that can protect almost everything. Sellers do not need to secure a home inspection before securing the policy and with most companies are covered during the sale process.

For the cost of \$400 to \$600 most homes can be protected and if that is a seller cost the buyer should feel more comfortable that repairs can be paid through the policy even if a small deductible is necessary. There are many companies that service the greater Hilton Head and Bluffton area so review coverage and costs before deciding. It can be that one thing that gets you the buyer. Hurrah!!!

Putting Your House Up For Sale? Get These Essential Tips



If you want to get the best price for your house, it's essential to prepare it for sale. Homes that have been "staged" go for a lot more money... and sell much more quickly, too.

To give you a head start, get my free guide, "50 Essential Tips to Prepare Your Home for a Speedy, Top-Price Sale."

Just call me at 843-368-1510 and I'll send it right out to you.

Do You Have Grandkids?

I know that some of my articles are probably a little too 'green' for some of you. Hopefully this isn't one of them, but with what seems to be a continuing scare about products 'Made in China', it may be time to look closer at what may be out there ready to hurt our families.

Regardless of where products come from there is always concern about just how safe they are. This is not about lead or cadmium in toys or the safety of drywall, but how every day products can cause harm.

There is now a Guide available to compare products to make an informed decision. When you have a few minutes go to this site:

<http://www.goodguide.com/>

Not every 'best choice' is going to be the green product, but with everyone's apparent susceptibility to allergies and reactions to certain chemicals this guide is a great starting place. You will also note that there is now an App for the iPhone that allows you to scan the product's Bar Code and somehow the information in the Good Guide pops up and gives more information than what is on the label—assuming you understand what is on the label.

Not allowing this to become an editorial, but it is a sad commentary that everyday life can be challenging by just stepping outside. The point for you and really for your grandchildren is that this Guide can help and that

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Dick Berger
Full Service—Full Time

Easy Ways to Make Spring Cleaning Painless

If spring cleaning isn't your idea of family fun, don't distress: these fast fixes will have your home looking its best with plenty of time to spare.

Recycle

Every home has those little corners or cupboards filled with unwanted gifts, outgrown clothing or worn-out toys that take up space. Collect everything that hasn't been used in the past year and then either donate it or advertise it on a local recycling group for pickup. It's a great way to make someone's day brighter while clearing the clutter.

Maintenance

Now is the time to perform those small repairs and other routine maintenance tasks before they become major annoyances. Replace bulbs and batteries in hard

-to-reach fixtures and fire alarms, repair leaking faucets and replace filters for the furnace, then tackle the yard. Hire a handyman for anything outside your ordinary skill set. You will be surprised to find how much better your home feels to you without the minor annoyances.

Clean

After clearing the clutter and making needed repairs, it's time to get down and dirty by scouring the house from top to bottom. Either hire a company or rent a machine to clean the carpets, upholstery, air ducts, windows and other surfaces. Use an environmentally friendly enzymatic cleaning formula to disinfect and deodorize at the same time. Once everything is clean and disinfected, consider purchasing a HEPA air filtration system to help improve air quality for the whole year long.

Wondering How Much Your Home is Worth?

If you're wondering what's happening to prices in your area, or you're thinking about selling your house, I'll be able to help.

Just give my office a call for a no-fuss, professional evaluation.

I won't try to push you into listing with me or waste your time.

I'll just give you the honest facts about your home and its value.

And maybe I'll also give you the "inside scoop" on what's happening in the housing market near where you live!

Just give my office a call at 843-368-1510 to arrange an appointment.



2010 marks the 25th anniversary of the Hilton Head Island Wine & Food Festival. The International Wine Judging and Competition kicks off the celebration February 4-7 at the Hilton Oceanfront Resort.

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Dick Berger

Keller Williams Realty
8 Lafayette Place, Suite 203
Hilton Head Island, SC 29926
W 843-682-8100; Cell 843-368-1510; Fax 866-241-2213
Email—dick@dickberger.com
Twitter: <http://twitter.com/DickBerger>
Web Site: www.dickberger.com
Web Site: www.GreenHiltonHeadRealEstate.com

Thanks for reading! If you'd like to tell me what you think about this newsletter, or if you're thinking of buying or selling real estate, please get in touch.

