

EDDY COUNTY HOMES

SUMMER 2010

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offered by Means Real Estate and Ken Thurston Homes

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A GUIDE TO EDDY COUNTY REAL ESTATE

GIVE YOUR HOUSE A SIMPLE FACE LIFT

The warm summer months is a great time for barbecuing, swimming, and cleaning up your most expensive investment. Whether you plan to sell your house or not, a little tender loving care will make living in your home even more pleasant.

OUTSIDE THE HOUSE

The Landscape: Lawn maintenance is a weekly, if not daily, activity that you will appreciate and make your neighbors jealous. Trimming trees and bushes will give your yard a clean, neat look. Removing weeds around the sidewalks and driveway will save future damage to the asphalt and concrete. Something to consider: Xeriscaping seems to be a growing trend.

Washing: Sidewalks, driveways, windows, walls...there are several hard surfaces that would look pristine with a good cleaning.

Walls Part One: Paint is to your house as cosmetics are to a super model. Remove peeling paint and give a little touchup. Most exterior paint manufactures say their product will last 10-15 years, in case you were wondering about painting the entire house. The front door is a great place to give a refreshed look. Of course, you can always change the door, but that would probably be more expensive. Consult with a Realtor® for the projects that will add the most value to a house.

INSIDE YOUR HOME

Carpets and Floors: Wash tile and floor coverings according to the manufacturer recommendations. Scrubbing the grout (or replacing it) will give your tile a new sparkle. Carpet experts recommend a deep carpet cleaning every 12-24 months. Again, this is another task that will make your home look good and

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extend the life of the carpet. Of course, fix anything that is broken. A really stinky carpet and carpet pad might need to be replaced.

De-Clutter: Yes, you have more “stuff” now than you had a few months ago. It’s time to let go of the items you haven’t used in a year. If you’re like most people, one-third of your belongings can be sold at a yard sale, donated, or simply thrown away. This would be a good step to take if you’re planning to sell your house since it will be easier for a buyer to see themselves in the house without your stuff in the way.

Walls Part Two: Paint and wallpaper will eventually look tired even after giving them a good washing. Fix the dings, dents, and holes that you haven’t had a chance to do. Repainting with a neutral color is recommended if you plan to sell your house.

About the author: John Safin is the Local Development Director at the Carlsbad Department of Development, the economic development agency for the City of Carlsbad and Eddy County. He is a Business Mentor for Accion New Mexico and a member of the National Association of Realtors. Originally from Upstate New York, he moved from Glendale, AZ to Carlsbad, NM, which he now calls “home.”

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TIPS FOR HOME BUYERS

- Think long term...Are you looking for a starter home or something to stay in a long time? This could influence the type of home you decide to purchase, as well as the type of mortgage terms that might best suit you.
- Get pre-approved for a mortgage...Talk to a lender NOW.. before engaging a REALTOR. Get your finances in order. Put together all the documents you need to potentially qualify for a mortgage loan. Examine your credit and be prepared for down payment or closing cost.
- Obtain a professional home inspection and, if possible, a warranty to cover possible defects within the first year.

SELLING...

Answers to these questions may help you get more cash for your property in a shorter period of time.

- What is the buyer’s first impression of the exterior of our house? What can I do to improve it?
- What are the Buyer’s first impressions as they step inside my house? What can I do to improve it?
- Are the price and terms offered going to appeal to most of the buying public in my price range?
- Do I need to be aware of other houses similar to mine also being offered for sale?

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