



CHINOWTH & COHEN

Spring 2018 | NEWSLETTER

REALTORS®

Calendar of EVENTS

ST. PATRICK'S DAY RUN

Mar. 17th | Runner's World | Tulsa, OK
918-481-1234

BLUE DOME DISTRICT ST. PATRICK'S DAY CELEBRATION

Mar. 17th | 202 S. Elgin Ave. | Tulsa, OK

T-TOWN HALF MARATHON & 5K

Mar. 31st | 418 E. 2nd St. | Tulsa, OK
www.fleetfeettulsa.com/races/t-town-half-marathon

EASTER EGG HUNT JENKS FIRST BAPTIST CHURCH

Mar. 31st | 11701 S. Elm St. | Jenks, OK
918-299-6323

TULSA ROOTS MUSIC BASH

Apr. 14th | Guthrie Green | Tulsa, OK
918-850-0500

JENKS AMERICA FOOD TRUCK FESTIVAL

May 5th | 200 E. Main St. | Jenks, OK
918-299-5055



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NEWSLETTER

Getting Your Home READY TO SELL

Start with curb appeal. No matter how the interior looks, the first impression a potential buyer gets is when they drive up. Trimmed trees & bushes, weed-free flower beds, and freshly cut & edged lawns are necessary. Create a wow factor with a few new bright flowers & inexpensive shrubs. Add fresh mulch!

Focus on the Kitchen. These days, some say you aren't selling your house, but rather selling your kitchen. That is how important it is. If the kitchen is outdated, the most inexpensive form of remodeling is painting the cabinets & replacing the cabinet hardware. Appliances are important to buyers. If you can swing the entire stainless-steel appliance package, I'd highly encourage it. If not, at least replace one. Updated countertops are impressive, but there are a lot of options and personal preferences available. Before you dish out for this expense, get feedback on styles from your realtor.

Upgrade throughout versus crashing your house. Quick fixes pay off. Major makeovers might not deliver as much ROI as you think. New paint, professional carpet & grout cleaning make a huge difference. Replace cabinet hardware, door handles, or light fixtures. Did you know Super Target & Amazon sells cabinet hardware at affordable

prices? Be sure to fix leaky faucets, running toilets, & broken disposals. A seller's duty is to deliver a home in normal working condition, not one with the latest & greatest finish outs.

Lighting maximizes the appearance & space of your home. Swap light bulbs from warm yellow ones to natural GE Reveal light bulbs. Clean windows, trim back tree branches & bushes from windows, remove drapes, and change outdated lampshades.

Limit the location of toys to 1 or 2 rooms within your home. Be sure to organize them in bins, shelving, or crates. There are ways to keep toys tidy while also allowing them to be functional for your family.

Storage space is something every buyer is looking for, even if they don't know it. Potential buyers will snoop & open closets. Empty half of the items out of your closets & neatly organize what is left.

Depersonalize the house. Take down family photos, collectibles, keepsakes, & anything placed on the refrigerator. Remove any artificial flowers, plants, and greenery

Preparing for a MORTGAGE LOAN

Do:

- Continue to pay your mortgage/rent payments on time
- Stay current on all outstanding accounts
- Continue current employment
- Have a current valid government issued ID
- Gather all requested information in a timely manner

Don't:

- Apply for any credit
- Increase the balance of any credit cards
- Close any accounts, including credit card accounts
- Switch bank accounts
- Make large deposits unless you can document the source of the funds
- Change employment, employer, or the way you are compensated



IF YOU KNOW
ANYONE LOOKING TO
buy or sell A HOME,
PLEASE LET ME KNOW!



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