

Viewing Homes when You Have Little Time to View Homes

Have you ever had to go last-minute gift shopping? If so, you know what that can be like. You don't have time to amble casually through numerous stores in hopes of coming across something suitable. The clock is ticking. You need to find the right gift, now!

A similar thing can sometimes happen when shopping for a new home. You may not have a lot of time available in your schedule. Yet, you need to view properties and find the right home, quickly.

So, how do you do that on a tight schedule?

One way is to be clear on the type of home you want to get into. The more narrow your search parameters, the more likely you are to view properties that are strong candidates.

Create a profile of your dream home, including property type, number of bedrooms, features, and other details. Also, be clear on the kind of neighbourhood you'd like to live in — including the type of street.

In addition, you should ensure that you're shopping within the correct price range. Find out what the type of home you want is currently selling for on today's market. Then, make sure you're shopping within that range.

If you discover that your budget is below what ideal homes are selling for, adjust either your budget or your property expectations. If you can't increase your budget, don't panic. Chances are, you can still get a great home in your price range.



When scheduling viewing appointments, see as many homes as you can on each trip. That way, you'll make the most of your viewing time. Also, when seeing a property, ensure you get all the information you need to make a decision. You'll want to avoid having to view a property twice.

Want to find the ideal home faster? Call today!

5 Easy Ways to Make your Home More Eco-Friendly

These days, people are more environmentally conscious. When it comes to their homes, that often starts with being more thoughtful about heating and cooling so they're consuming less energy. With that in mind, here are some tips for making your home more eco-friendly:

- 1. Install a smart thermostat.** Modern thermostats come with various features that help you manage heating and cooling, so you use less energy. For example, you can program a thermostat to adjust temperature during the workday and then turn on heating or cooling an hour before you get home.
- 2. Take advantage of non-peak times.** Many utilities (electricity, water, etc.) offer price breaks at non-peak periods. For example, washing your clothes later in the evening might reduce your water bill. Ask your utility providers about available price-saving programs.
- 3. Buy energy-saving products.** A wide range of products are available to help you lower energy consumption, from shower faucets to kitchen ranges. The next time you're shopping for an appliance or fixture, ensure it has eco-friendly features.
- 4. Replace worn insulation.** A one-inch crack in window insulation can cause your home's HVAC system to work harder. That's why experts advise that you check the insulation around doors and windows once a year and repair or replace it where necessary.
- 5. Manage passive heat.** It's no surprise that a window letting in the sun will make a room warmer. So, take advantage of this free energy source. Let sun into rooms on cool days, so your furnace doesn't have to come on as often. Do the opposite on hot days.

I'm well-connected in the local home industry. If you need any advice or recommendations, call today!

Think, Act... Live!

"Success isn't always about greatness. It's about consistency." Dwayne "The Rock" Johnson

"Success is where preparation and opportunity meet." Bobby Unser