

## Finding a Great Home in a Hurry

Do you have only a few weeks to search for your next dream home? Don't panic. There are things you can do to find the perfect (or, at least, almost perfect) property — without getting too stressed out!

Consider these tips:

**Pre-arrange your mortgage.** You want to be able to make a good offer on a home right away, without worrying about financing. So, talk to your mortgage advisor or lender about getting a mortgage pre-approval. Sellers will take your offer more seriously if you have financing in hand.

**Decide what you want.** What type of home are you looking for? What type of neighbourhood do you want to live in? The narrower your focus, the less time you'll waste looking at properties that don't fit your needs.

**Be open to possibilities.** There are probably terrific homes on the market — right now — that are close to what you're looking for. So be prepared to consider properties that are less-than-perfect. Remember, what a home lacks today may be remedied with a renovation later on.

**Be flexible with your schedule.** When you see a home you like, schedule a viewing immediately, even if it's at an inconvenient day/time, such as a weekday after work. Finding a great home, quickly, is worth some inconvenience.



**Get alerted to new listings.** As they say, the early-bird gets the worm. So arrange to be alerted to new listings the moment they come on the market. That way, you can see these properties right away.

Want more tips on finding a home, quickly? Give me a call.

## Should You Replace your Windows?

Here's a surprising statistic. Less than 30% of window replacements are the result of the old windows being worn, broken or otherwise in need of replacement.

Clearly, there are other good reasons to consider new windows!

One of the most popular motivations is cosmetic. Brand new windows have a huge impact on the overall look of a home, both on the inside and the outside. New windows can improve curb appeal — an important element when you sell a home. From the

inside, new windows can dramatically improve the look of a room.

Another reason to replace windows is to address energy costs. Modern windows are packed with technologies that lower heating/cooling bills. From low-e/argon to special spacer bars to high-insulating construction, these technologies can provide savings you'll notice, especially if you're replacing very old windows.

A third reason is window style and characteristics. Simply put, you may not like your

current windows! You may want more glass and less frame to enhance your view. Maybe your windows pull up (vertical sliders) when you'd rather have them open like a door (casements). Perhaps you'd like fancy blinds in-between the panes of glass. Replacing windows lets you get exactly the look and features you want.

Will new windows boost the resale value of your home? They might, at least a little. But there's one thing for certain: upgraded windows definitely make your home look more appealing to buyers.

## Think, Act... Live!

"We are what we repeatedly do. Excellence, then, is not an act, but a habit." [Aristotle](#)

"Live out of your imagination instead of out of your memory." [Les Brown](#)

"Every choice you make is creating your future. Choose wisely." [Joe Tichio](#)