



"Tina's Real Estate Information Club"

July 2016



*The most notable day for the month of July is our country's independence day. Happy Birthday America!! It is also Hot Dog Month- what more could you ask for!!!*

***Happy Birthday America!***

*Want to sell your house?*  
What is next? Showings!!!

In my previous newsletter, we talked about listing your home. Now that your home has been listed (paperwork completed), pictures have been taken and your house is part of the MLS (multiple listing service), your house is now live online.

You are waiting for your first call from me to schedule the first showing. What do you need to do when you get that call? First you understand you must leave the house during the showing. Sellers should not be present for showings as it can make the buyer feel uncomfortable. Remember you only get one chance to make a first impression and you want to make it a good one. You want the buyers to imagine owning your home. When the buyers walk up to your front door, you want them to anticipate how lovely your home will be when the door opens. Turn on all of your lights, have your curtains open to let in all of the sun light in to make it the most beautiful entry possible. Make sure your pets are in their kennel or removed from the area. You may want to leave your home a little early as sometimes realtors show up a little early or late. Leave any paperwork that needs to be seen by the prospective buyers on your table, flyer, disclosures, things that will help the buyers remember your house after they leave. You may also leave a note for the realtor if you would like for them to turn off your lights. If there are other showings that day you may want them to leave the lights on. When you arrive back home, you should double check doors to make sure everything has been locked up properly. The next thing is waiting for an offer on your house. Any questions please call me (405) 740-2356 for the complete checklist "For a Better Home Showing".

**JUST REMEMBER-THE FIRST MONTH OF A LISTING IS THE MOST IMPORTANT TIME OF THE LISTING SO LETS GET YOUR HOUSE SOLD FAST.**

Call me today at (405) 740-2356; go to my website (put address); or contact me by email at [tinaallen56@gmail.com](mailto:tinaallen56@gmail.com) Let's get your house sold!

*How can I buy a house?*

What are my next steps? Making an offer!

You have been following my newsletters and you are now looking for that perfect home that calls your name. Believe it or not you will know it when you walk in the front door. You will have that feeling as you walk



through the house. You will get excited as you step into the backyard, smell the steaks cooking and see the house warming party you will have.

You are ready to make an offer. Everyone asks me how many houses they should look at before deciding to make an offer. There is no magic number. You might walk into the first house you see and love it or it could be several showings to find the perfect home. If you like a home, make an offer. Together we will create an offer based on your desires and financial considerations to get you into your perfect home. Your lender has set parameters for your financing. We can discuss what you are willing to pay and when you would like to close. I will guide you through this process so that we can arrive at an offer you are comfortable with. The offer can then be submitted by email to the listing realtor for the home you want to purchase. The seller will either accept our offer or they may counter our offer with an offer of their own. We can either accept or counter their counter offer. It is rather exciting, going back and forth, and finally making the deal. When we have agreeable terms, we call it an accepted contract. We will then start working towards a closing date. I will keep you in the loop at all stages of the negotiations.

You can depend on me to help you with all of this. You can call me at (405) 740-2356; go to my website (insert address) or contact me by email at [tinaallen56@gmail.com](mailto:tinaallen56@gmail.com)



### *Preparing my home in the spring!*

I own my home and I just want to keep it!

June was a dry month but July has started with some much needed rain. This will really help in the coming dry days of July. My tomato plants have multiple tomatoes on them and have started to ripen. Yummy, I can hardly wait for the fruit of the garden. During the dry months of July and August we will typically be watering the gardens and grass daily. Check to make sure there is not a water restriction in your area. If there are, you should follow these restrictions closely as there are usually financial penalties if you don't.

The children will be starting back to school in August soon so traditionally this is also a good month to take a vacation. Whether you vacation on the beach, a local lake or in your own backyard, this is a great time for family get-togethers. Be safe, have a wonderful time and enjoy each other this summer!

If you have pets please consider treating for fleas and ticks often. Consult with a pesticide company for the proper treatment for your area. I have mine treated every 3 months and it is time for me to re-treat.

### *What is happening in Real Estate?*

Oklahoma real estate marketing trends! More interesting tidbits!

A group has been organized in Oklahoma City to open up a new chapter of CREW (Commercial Real Estate Women). This is a national group of commercial real estate women working towards business development opportunities, networking opportunities and local support. It is not men versus women. Commercial real estate is very dominated by men so this just gives women an organization to call their own. Congratulations to CREW and welcome to Oklahoma City.



If you are thinking of buying or selling your home, it is the perfect time to sell or invest in real estate. Please call me (405) 740-2356; go to my website (insert address); or contact me by email at [tinaallen56@gmail.com](mailto:tinaallen56@gmail.com)

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[Visit my website](#)

"Coming together is a beginning; keeping together is progress; working together is success."  
- Henry Ford

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