



"Tina's Real Estate Information Club"

September 2016



The most notable days for the month of September are the 5th which is Labor Day and first day of Fall (Autumnal Equinox) is the 22nd. Other days to notice are the 15th which is Day of Democracy, the 16th is Constitution Day and the 18th is National Cheeseburger Day

Want to sell your house?

What is next? Offers and Contracts!

In my previous newsletter, we talked about the etiquette of showing your home. The next step is the offer on your house. What do you do when your Realtor® (me of course) calls you and says, "I have an offer on your house, when can we get together?"

You have been waiting for this moment and it has arrived. I will bring over the offer and present it to you. What are your expectations? Have you determined the bottom net dollars you can afford to take? The offer is presented and you think, great where do I sign? Let's get on to the next step. If this is not what you want. We can discuss your desired expectations. I will prepare a Sellers Counter Offer based on our discussion. Nobody said you have to take the first offer. We negotiate with counter offers until we find what will work for all parties. It is called "a meeting of the minds" or agreement of the parties. Now that your house is under contract, the MLS will show it as "Pending." This means you will not get calls to show your house. The next step is the "due diligence" or the buyer's inspections and the appraisal. From start to finish or contract to closing it normally takes about 30-45 days. So after inspections, you will need start packing to move to your new home. If you have more questions, please call me (405) 740-2356.

Call me today at (405) 740-2356; go to my website www.oklahomahomeinfo.com or contact me by email at tinaallen56@gmail.com Let's get your house sold and closed!

How can I buy a house?

What are my next steps? Inspections and Appraisals!

You have been following my newsletters and you found that perfect home that calls your name. You have made an offer and everybody has agreed to the terms and conditions of the purchase of your chosen home.

You are ready to hire your home and termite inspection companies.

How do you know who to call? Ask for a list of home inspection companies and other types of inspection companies from me or another Realtor®. The inspection companies vary in price and depth of inspections that they cover. Please realize that these are lists and not recommendations. All of the inspections need to be completed in the time frame designated in the contract. Once the inspections are complete and you get your report, if there are items not in working order and you would like the seller to fix those things, then we will have to negotiate those repairs.

You will need to obtain homeowners insurance coverage. You should call several homeowners insurance companies and get comparable quotes so you can find the coverage that best covers your needs. Make sure you ask the insurance companies if they have an insurance inspection that will need to be done before they



can write the insurance policy for the home you are purchasing. You want them to do this prior to your commitment to them.

You will also want to make an appointment as soon as possible to meet with your chosen lender. This will be to get the loan started, the interest rate locked in and the appraisal will be ordered at this time. A mortgage cannot be started until you have an executed contract.

Remember most contracts have a 30-45 day closing window, so it is very important to get your inspections done as quickly as possible. All of these items need to take place in the time frame allotted in the contract. A lot of the appointments have to be coordinated with the seller, buyer, realtors and inspections companies, so be available and flexible.



Preparing my home in the spring!

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

August is over and in Oklahoma, we can't depend on much when it comes to weather, but when the State Fair comes to town it always brings the rain. As a matter of fact, the fair just opened and it is raining as I write this. We do need the rain and it is just in time to plant fall flowers.

It is time to start thinking about storing a few things for fall like I did last weekend. While the weather was cool I hauled all of our party tables and chairs, rafts and umbrellas down to the shed to store for the winter. We are still enjoying the wall art so it can stay up for a while longer. The patio plants are enjoying the cooler weather and are flowering up a storm. My tomato plants are flowering again.

If you have pets, please keep your yard treated for fleas and ticks. Consult with a pesticide company for the proper treatment for your area. I have mine treated every 3 months.

What is happening in Real Estate?

Oklahoma real estate marketing trends!
More interesting tidbits!

The former GM plant in Oklahoma is now a hub for aerospace jobs. Ten years after General Motors closed its Oklahoma City plant, the sprawling 2.6 million square foot facility in southeast Oklahoma City has become a hub for aerospace jobs.



Oklahoma City is going forward with building an overpass as part of the new downtown boulevard. It will merge Classen and Western Avenue and is seen by city planners and civic leaders as a key to reviving the southern fringe of downtown known as the "Core to Shore, and will connect Bricktown, Film Row and the Central Business District with a new park, convention center, proposed conference hotel and several anticipated private developments extending to the west side of downtown and east to Interstate 235.

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

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[Visit my website](#)

"Life is like riding a bicycle. In order to maintain balance, you

must keep moving."
- Albert Einstein

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