



= MAY 2016 NEWSLETTER =

Dear Mast Realty tenants!

In life, unpleasant things can happen to you, such as someone burglarizing your home. You can take many steps to increase theft prevention. Below are some helpful suggestions, which should help you have a peace of mind whether you are leaving the home for a few hours or going on an extended vacation.

- Never leave your home without securing all doors, including sliding doors, every time that you leave, even if it is only for a short period. Always use your deadbolts. If you have locking screen doors, use them as well. It only takes a few moments for a thief to enter and pick up something valuable. Make it a habit.
- Lock windows, keep them locked unless you are home and need the outside air. If you do open windows regularly, lock them when you no longer need to open them. Check all windows before leaving your residence.
- The garage is very important to securing your home. Many times people think that they only have to lock the house. Thieves can steal many items from your garage - tools, bikes, outside toys, etc. A garage gives them more time because they can be obscured while breaking into your home. Don't just put the garage door down; lock it.
- Don't leave a spare key outside your residence unless you have a sure-fire way to hide and secure it. Be aware of how many people know that there is a spare key and be cautious about giving out this information.
- If you are concerned that you have given out too many keys, please have the home re-keyed and provide Mast Realty with a spare copy of the new key in case of emergency. Remember, as your property management company, we take the issue of key control seriously. Do not re-key the home without letting us know!
- Put tools, bikes, toys, and other items away when not in use. It is amazing how bold thieves are today. They often have few qualms about walking calmly up to a residence as if they belong there and picking something up.
- Don't display valuables from windows. Put them out of sight. If they know you have something of value, they will be more interested.
- During the evening hours, keep window coverings closed. Take a walk outside and take a realistic view of what you see - are you inviting crime? Then changes those habits.

- Don't advertise that you are NOT home. This is another area most often overlooked. Experienced burglars will easily pick up signs that someone is not home. Again, don't help them continue with their career at your expense - think ahead.
- When you are leaving for a short time, leave music playing.
- Leave lights on timers when appropriate. If you will still be away from your residence at dark, program lights to come on at sunset.
- Don't leave a message on your voice mail that indicates you are away. When your message plays, state that you are "away from your phone but would like to return their call" or just ask them to simply leave a message.
- Don't advertise on the Internet. So many people are now putting information on Facebook, Twitter, and other media letting people know they are away from their residence, even if it is going to the grocery store or worse, they are taking a two-week vacation. If you want to post something about your trip, do it when you return.
- If leaving on vacation, be sure that to cancel newspapers, deliveries, and other items indicating you are not there. If you cannot stop delivery, have someone pick them up immediately.
- Set up a neighbor to help you with picking up items in front of your home and watching out for your residence.

We hope that these tips will keep you safe and sound not only this summer, but for many years to come.

Summer is also the busiest season for moving. People relocate for work, for school or take extended vacations. If you decide to move this summer, please remember about Mast Realty, we are here to help you figure out your next step: are you going to rent again, or is it the right time to become a homeowner?

If you are thinking about buying a house but don't know where to start,

CALL US TODAY @ 831-384-0422 OR E-MAIL MASTREALTY@YAHOO.COM!

We will guide you through the process step-by-step and provide a deluxe

1-year home warranty for your new home as a token of appreciation

for using our real estates services!

Before you begin the process of buying a house you need to know what you can afford. Typically this comes down to how much of a loan the bank will give you. One route to take is to get pre-qualified. The pre-qualification process is one in which a mortgage company interviews the you and asks questions about the individuals finances, including debts. An estimate of how much the buyer can afford is given at the end of the interview. However, if you are serious about shopping for homes this summer, what will be expected from you together with the purchase offer and down payment is an official letter of pre-approval from your lending institution. For pre-approval a credit check is run and the amount of available down payment is taken into consideration. The lender also looks at any owed debt and even if you are a first time homebuyer. Pre-approval process generally takes a couple of days and can be done at your bank, credit union or by a mortgage broker of your choice.

Mast Realty is here to guide you through the process and answer all your questions!