

Hood & Somervell

Counties - Texas

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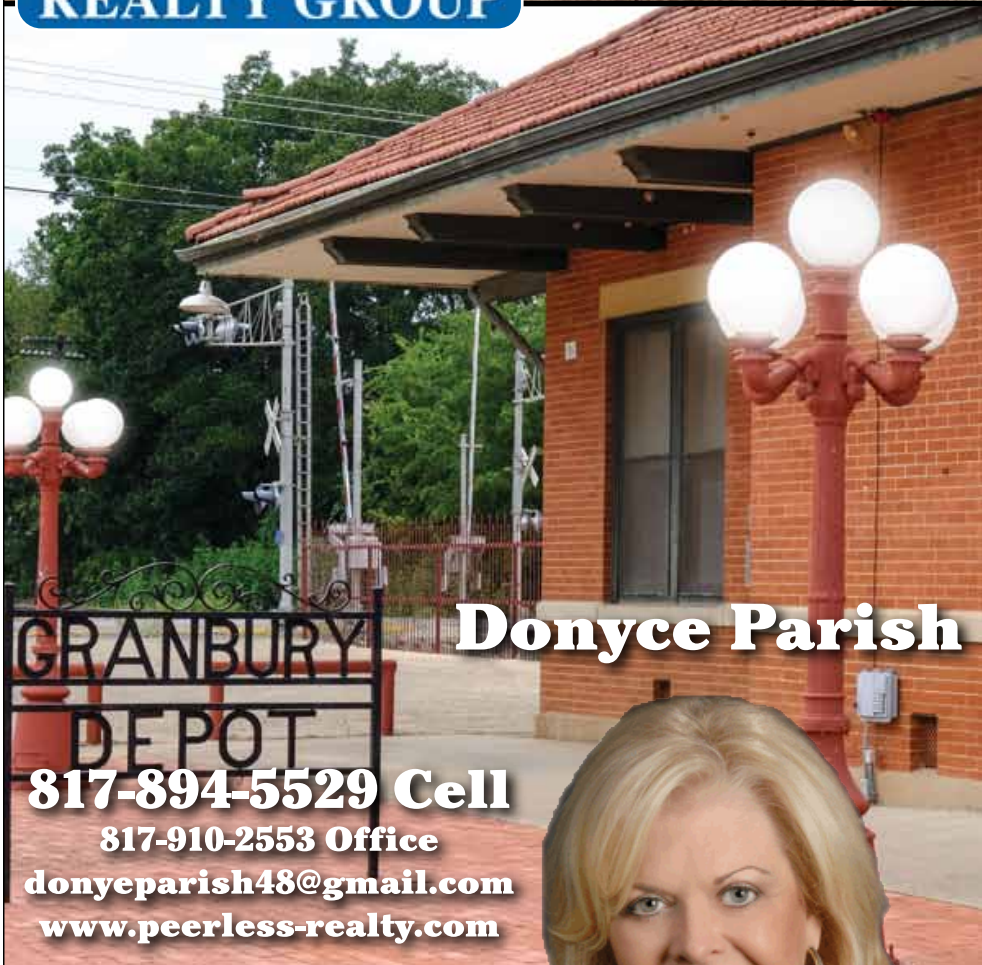
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2018-2019 Resource & Relocation Guide



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Welcome

TO THE NEIGHBORHOOD

Hood County is located on the Edwards Plateau in the U.S. state of Texas. The county seat is Granbury. The county is named for John Bell Hood, a Confederate lieutenant general and the commander of Hood's Texas Brigade. Hood County is also a part of the Dallas-Fort Worth-Arlington, TX Metropolitan Statistical Area and the Granbury Micropolitan Area.

Somervell County is another county on the Edwards Plateau in Texas, with the county seat being Glen Rose. This county is named for Alexander Somervell, Secretary of War for the Republic of Texas. Somervell County is included in the Dallas-Fort Worth-Arlington, TX Metropolitan Statistical Area and the Granbury Micropolitan Area as well.

Both Glen Rose and Granbury cities are full of small-town exploration. These cities are full of many live performances, annual festivals and much more! There are many cultural, culinary, historic and other enriching stops, perfect for any adventure.



ONLINE RESOURCES: www.co.hood.tx.us | www.visitgranbury.com
www.somervell.co | www.glenrosetexas.net

HOW TO USE THIS GUIDE *This Resource & Relocation Guide provides you with the essential information you may need in an easy to follow format so that your move or visit to the area goes smoothly. We provide telephone numbers and websites for the people and agencies that can assist with relocating your home or business. Although every effort has been made to ensure accuracy, calling ahead before attending a listed event or business is recommended.*

NEWCOMER INFORMATION



Hood County Courthouse

1200 W. Pearl St.
Granbury, TX
(817) 408-3480



Somervell County Courthouse

107 Vernon St.
Glen Rose, TX
(245) 897-4427

POST OFFICES

US Post Office
530 N. Crockett St.
Granbury, TX
(817) 573-5515

US Post Office
106 W. Lipan Dr.
Lipan, TX
(254) 646-2225

US Post Office
1683 N. FM 200
Rainbow, TX
(254) 897-7851

US Post Office
5561 Northgate Rd.
Granbury, TX
(817) 326-4088

US Post Office
500 N.E. Big Bend Trail
Glen Rose, TX
(254) 897-9611

US Post Office
4798 FM 200
Nemo, TX
(254) 897-3879

AREA UTILITIES

Acton Municipal Utility
(817) 326-4720

Tri-County Electric Co-Op.
(817) 279-7010

AT&T
(254) 968-2020

Sky Harbour Water Supply
(817) 573-1446

TXU Energy
(817) 579-2500

Charter Communications
(817) 406-7751

Somervell Co. Water District
(254) 897-4141

United Co-Op Services
(254) 897-9436

Windstream Communications
(254) 874-5501

POLICE DEPARTMENTS

Hood County Sheriff
400 Deputy Larry Miller Dr.
Granbury, TX
(817) 579-3316

Glen Rose Police
201 N.E. Vine St.
Glen Rose, TX
(254) 897-2272

Somervell County Contables
1010 N.E. Barnard St.
Glen Rose, TX
(254) 898-3926

Somervell County Sheriff
750 Bo Gibbs Blvd.
Glen Rose, TX
(254) 897-2242

Granbury Police
116 W. Bridge St. # B
Granbury, TX
(817) 573-2648

Texas Highway Patrol
(817) 579-3337

FIRE DEPARTMENTS

Cresson VFD
105 S. Crook St.
Cresson, TX
(817) 396-4448

Somervell County Fire
111 Sheppard St.
Glen Rose, TX
(254) 897-2135

DeCordova VFD
6430 Smoky Hill Ct., Suite 100
Granbury, TX
(817) 326-2659

Station 70 VFD
3410 Hill Top Rd.
Granbury, TX
(817) 579-7357

Glen Rose Fire
111 Shepard St.
Glen Rose, TX
(254) 897-2135

Tolar VFD
9003 Hwy. 377 W.
Tolar, TX
(254) 835-4334

Granbury VFD
1701 W. Pearl St.
Granbury, TX
(817) 579-1111
Indian Harbor VFD
1414 E. Apache Trail
Granbury, TX
(817) 573-8908

Lipan VFD
204 E. Lipan Dr.
Lipan, TX
(254) 646-3500

North Hood County VFD
3108 Sky Harbor
Granbury, TX
(817) 579-1156

Pecan Plantation VFD
9518 Monticello Dr.
Granbury, TX
(817) 573-1643

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The Crisis Hotlines/Helplines are here for you 24 hours a day,
7 days a week, 365 days a year - ready to lend a helping hand.

<u>Cancer</u>	
Cancer Information Service	800-422-6237
<u>Children/Youth (Abduction, Abuse, Adoption, Runaway/Exploited, etc.)</u>	
Child Abuse National Hotline	800-25-ABUSE (252.2873)
Child Find of America Hotline - www.childfindofamerica.org	800-I-AM-LOST (426.5678)
CONFIDENTIAL Runaway Hotline	800-231-6946
Missing Children Network	800-235-3535
National Hotline for Missing & Exploited Children - www.missingkids.com	800-843-5678
ChildHelp USA - www.childhelp.org	800-4A-CHILD (422.4453) / 800-2A-CHILD (222.4453, TDD)
National Runaway Switchboard - www.1800runaway.org	800-RUNAWAY (786.2929)
National Youth Crisis Hotline	800-448-4663
New York Parent & Kin Connection Helpline - www.ocfs.state.ny.us	800-345-KIDS (345.5437)
Parent Abduction Hotline	800-292-9688
Parent Hotline - parenthotline.net	800-840-6537
Thursday's Child's National Youth Advocacy - www.thursdayschild.org	800-USA-KIDS (872.5437)
<u>Crisis Intervention / Suicide</u>	
Boys Town Suicide & Crisis Line - www.boystown.org	800-448-3000 / 800-448-1833 (TDD)
Covenant House Hotline - nineline.org or www.covenanthouse.org	800-999-9999
National Adolescent Suicide Hotline	800-621-4000
<u>Domestic Violence</u>	
National Domestic Violence Hotline - www.thehotline.org	800-799-SAFE (799.7233) / 800-787-3224 (TTY)
<u>Eating & Associated Disorders</u>	
National Association of Anorexia - www.anad.org	847-831-3438 (long distance)
National Mental Health Association - www.nmba.org	800-969-6642
<u>HIV/AIDS/STDs</u>	
National AIDS Hotline	800-342-AIDS (342.2437) / 800-243-7889 (TDD)
National AIDS Hotline in Spanish	800-344-SIDA (344.7432)
National HIV/STDs Hotline	800-227-8922
National Prevention Information Network (CDC) - www.CDCNAC.org	800-458-5231
<u>Poison Control</u>	
Poison Control (Any Kind of Substance)	800-662-9886
Poison Control - www.poison.org	800-222-1222
<u>Rape</u>	
Nationwide RAINN National Rape Crisis Hotline - www.rainn.org	800-656-HOPE (656.4673)
<u>Substance Abuse/Alcoholism</u>	
24/7 Drug Addiction Hotlines	866-675-4912
24/7 Drug & Alcohol Rehab Referral Service	800-521-7128
Alcohol Abuse & Crisis Intervention	800-234-0246
Alcohol & Drug Abuse Helpline & Treatment	800-234-0420
Alcohol Hotline Support & Information	800-331-2900
Al-Anon / Alateen - www.al-anon.alateen.org	800-352-9996
National Drug Info Treatment & Referral Hotline - www.samhsa.gov	800-662-HELP (662.4357)
National Cocaine Hotline - 800cocaine.com	800-COCAINE (262-2463)
The Alcohol & Drug Addiction Resource Center	800-390-4056



**EXCELLENT HEALTH CARE...
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Having good health overall is a major key to a long and healthy life. Finding ways to take care of your health can aid in recovery and help you feel better daily. Get routine check-ups and visit your doctor when you're not feeling well. Sometimes, it is hard to tell whether not feeling well is due to a side-effect of medicine, a symptom of a health disorder or any other different health problem. Talk to your doctor or other health care specialist for any other questions or information.

HOSPITALS

Glen Rose Medical Center
1021 Holden St.
Glen Rose, TX
(254) 897-2215

Lake Granbury Family Practice
1322 Paluxy Rd.
Granbury, TX
(817) 579-1642

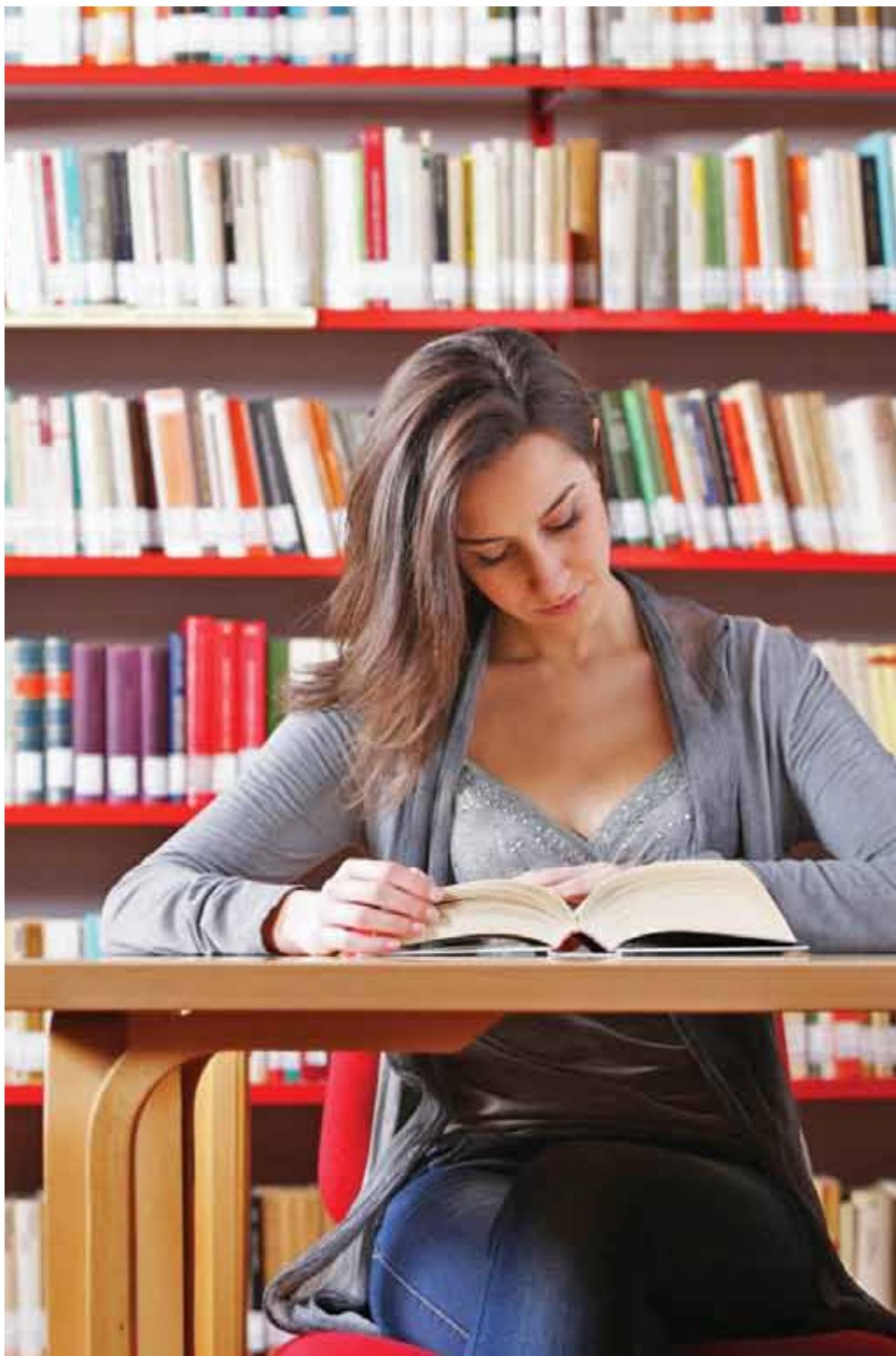
Lake Granbury Medical Center
1310 Paluxy Rd.
Granbury, TX
(817) 573-2273

Pecan Family Medical Center
2800 Village Rd. #108
Granbury, TX
(817) 573-0444



**Hood & Somervell
Counties Health Unit**
1402 W. Pearl St.
Granbury, TX
(817) 579-3288

Dial 911 for Emergencies



WHERE LEARNING BEGINS

Education is a very vital tool that is used in the contemporary world to succeed. It is important because it is used to mitigate most of the challenges faced in life. The knowledge that is attained through education helps open doors to a lot of opportunities for better prospects in career growth. Getting a head start in education can help you succeed in many aspects of your life and help you grow to your full potential.

LOCAL SCHOOL DISTRICTS

Bluff Dale ISD
710 Church St.
Bluff Dale, TX
(254) 728-3277

Glen Rose ISD
1102 Stadium Dr.
Glen Rose, TX
(254) 898-4000

Godley ISD
313 N. Pearson
Godley, TX
(817) 389-2536

Granbury ISD
600 W. Pearl St.
Granbury, TX
(817) 408-4000

Lipan ISD
211 N. Kickapoo St.
Lipan, TX
(254) 646-2266

Three Way ISD
Highway 67 CR 207
Stephenville, TX
(254) 965-6496

Tolar ISD
215 S. Mesquite
Tolar, TX
(254) 835-4718

Walnut Springs ISD
184 Ave. A
Walnut Springs, TX
(254) 797-2133

When Registering Your Children For School, Please Remember To Bring:
 • Current Immunization Record & Birth Certificate • Name & Address of Last School Attended
 • Last Report Card & Any Scores Obtained From Standardized Tests

AREA COLLEGES & UNIVERSITIES

Hill College
1505 U.S. 67
Glen Rose, TX
(254) 897-4111



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From the simple pleasures to a variety of other fun choices there is always something to entertain just about anyone in the Hood & Somervell County Areas. The area offers many beautiful views and a variety of art, music & theater, as well as other endless possibilities such as shopping, relaxing and more. No matter what activities you favor, you're sure to find it here!



Barnard's Mill & Art Museum
307 S.W. Barnard St.
Glen Rose, TX 7
(254) 897-7494

Granbury Doll House Museum
421 Bridge St.
Granbury, TX
(817) 894-5194

Granbury Opera House
133 E. Pearl St.
Granbury, TX
(817) 579-0952

Brazos Drive-in
1800 W. Pearl St.
Granbury, TX
(817) 573-8086

Granbury Ghosts & Legends Tours
119 E. Bridge St.
Granbury, TX
(817) 559-0849

Granbury Skating Rink
1901 W. Pearl St.
Granbury, TX
(817) 279-8881

Bridge Street History Center Museum
319 E. Bridge St.
Granbury, TX
(817) 279-2030

Granbury Historic Railroad Depot
109 Ewell St.
Granbury, TX
(817) 573-2557

Granbury Square Plaza
201 E. Pearl
Granbury, TX
(817) 279-8080

Creation Evidence Museum
3102 FM 205
Glen Rose, TX
(254) 897-3200

Granbury Light Plant
510 Ewell St.
Granbury, TX
(817) 573-7458

Hidden Oaks Golf Course
2701 Hideaway Bay Ct.
Granbury, TX
(817) 279-1078

Dinosaur World
1058 Park Rd. 59
Glen Rose, TX
(254) 898-1526

Granbury Live
110 N. Crockett St.
Granbury, TX
(800) 340-9703

Hood County Courthouse Museum Tour
1200 W. Pearl St.
Granbury, TX
(817) 579-3200

Fossil Rim Wildlife Center
2299 County Rd. 2008
Glen Rose, TX
(254) 897-2960

Granbury Memorial Lane Project
561 N. Travis St.
Granbury, TX
(817) 243-1779

Hood County Jail Museum
208 N. Crockett St.
Granbury, TX
(817) 573-5135

Lake Granbury Master Gardeners Demo Gardens
1410 W. Pearl St.
Granbury, TX
(817) 579-3280

Squaw Valley Golf Course
2439 E. Hwy. 67
Glen Rose, TX
(254) 897-7956

Local Goat Distillery
607 N. Houston St.
Granbury, TX
(817) 776-4889

The Hideaway Ranch
1022 Private Rd. 1250
Bluff Dale, TX
(254) 823-6606

Poppin Bottles Wine & Bubble Bar
2015 S. Morgan St., Suite 103
Granbury, TX
(682) 936-2983

The Promise in Glen Rose
5000 Texas Dr.
Glen Rose, TX
(254) 897-3926

Revolver Brewing
5650 Matlock Rd.
Granbury, TX
(817) 736-8034

White Buffalo Gallery
200 N.E. Barnard St.
Glen Rose, TX
(254) 897-1988

Somervell County Expo
202 Bo Gibbs Blvd.
Glen Rose, TX
(254) 897-4509

Yeats-Duke 1858 Working Museum
214 N. Crockett St.
Granbury, TX
(817) 907-4946

Somervell County Museum
101 Vernon St.
Glen Rose, TX
(254) 898-0640

For more information and additional listings please visit:
www.visitgranbury.com
www.glenrosetexas.net



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EXPLORE THE OUTDOORS

Whether you prefer hiking the trails of your favorite park, bicycling, boating, fishing or just being in nature, the Fairfax County Area will be sure to fulfill any one who loves the outdoors. There is tons of recreational activities for everyone! There are also additional beautiful parks, golf courses and trails where you can clear your mind and relax.

Acton Nature Center
6900 Smoky Hill Ct.
Granbury, TX
(817) 326-6005

Fossil Rim Wildlife Center
2299 County Rd. 2008
Glen Rose, TX
(254) 897-2960

Moments-in-Time Hike
& Bike Trail
Historic Granbury Sq.
Granbury, TX
(817) 573-7030

B&R Outdoors - Hydro Flying
621 E. Pearl St.
Granbury, TX
(682) 205-4800

Granbury City Beach
623 E. Pearl St.
Granbury, TX
(817) 573-5548

Rhodes Canoe & Tube Rental
7075 E. Highway 67
Nemo, TX
(254) 897-4214

Big Rocks Park
1014 SW Barnard St.
Glen Rose, TX
(254) 897-3081

Granbury City Park
1218 W. Pearl St.
Granbury, TX
(817) 573-1114

Shanley Park
467 FM 51
Granbury, TX
(817) 573-7030

Oakdale Park
1019 N.E. Barnard St.
Glen Rose, TX
(254) 897-2321

Granbury Disc Golf Course
600 W. Moore St.
Granbury, TX
(817) 573-1114

Tres Rios RV Park
2322 County Rd. 312
Glen Rose, TX
(254) 221-0018

Brazos River Adventurez
1795 County Rd. 319
Cleburne, TX
(682) 459-3324

Hewlett Park
621 E. Pearl St.
Granbury, TX
(682) 936-1200

Wheeler Branch Reservoir
County Road 301 to CR 326
Glen Rose, TX

Cedar Ridge RV Park
4475 U.S. 67
Glen Rose, TX
(254) 897-3410

Hideaway Ranch & Retreat
County Road 196
Glen Rose, TX
(254) 823-6606

Wolf Ridge Nature Camp
at Fossil Rim
1985 County Rd. 2009
Glen Rose, TX
(254) 897-2960

Dinosaur Valley State Park
1629 Park Rd. 59
Glen Rose, TX
(254) 897-4588

Lake Granbury Marina
2323 S. Morgan St.
Granbury, TX
(817) 279-1000

For more information and
additional listings please visit:
www.visitgranbury.com
www.glenrosetexas.net

Elizabeth Crockett State
Historic Park
Highway 4
Granbury, TX
(512) 463-7948

Lake Granbury Master Gardeners
Demo Gardens
1410 W. Pearl St.
Granbury, TX
(817) 579-3280

Foothill Safari Camp at Fossil Rim
3022 Country Rd. 2010
Glen Rose, TX
(254) 897-2960

Low Water Bridge Canoe Rentals
1034 FM 199
Glen Rose, TX
(254) 897-3666



FIREHOUSE MOWING



Residential Services

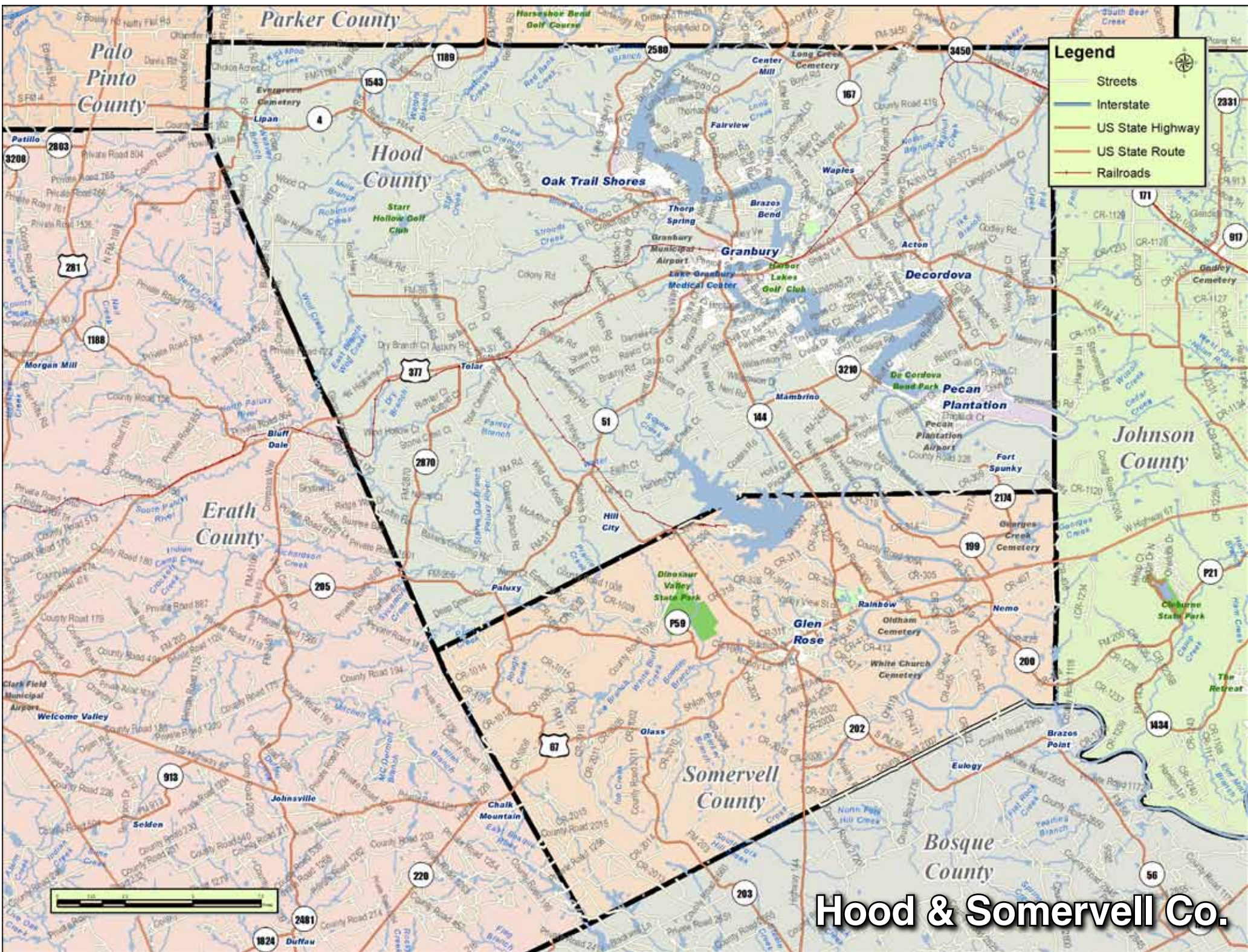
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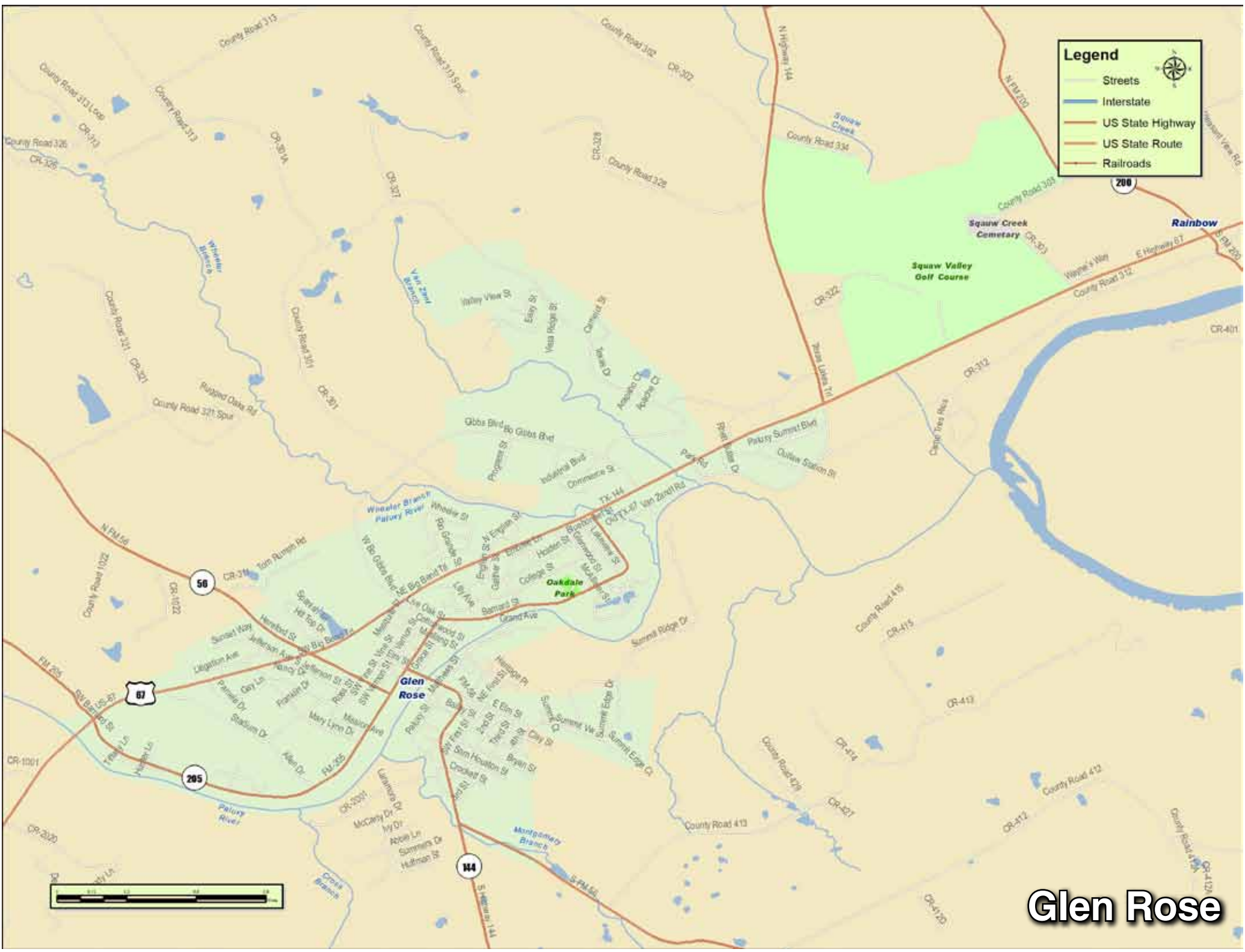
For A FREE Quote
Contact George Grim at

817-408-0630





Hood & Somervell Co.



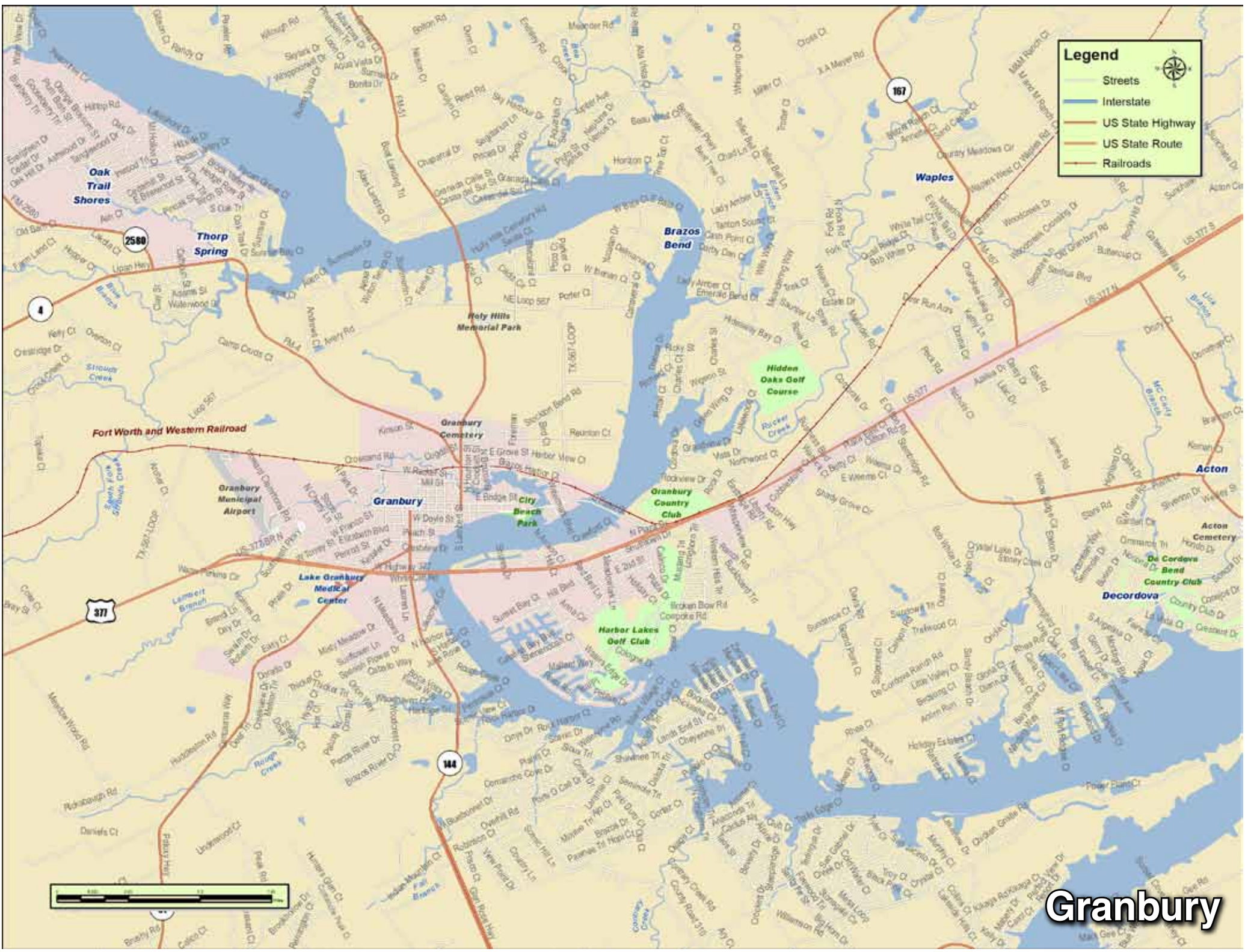
Legend

- Streets
- Interstate
- US State Highway
- US State Route
- Railroads

Glen Rose

Legend

- Streets
- Interstate
- US State Highway
- US State Route
- Railroads

Granbury



HOME BUYING PROCEDURES

Buying a house requires a lot of time and effort, but these 10 steps can help make the home buying process manageable and help you make the best decisions possible.

Step 1: Start Your Research Early

As soon as you can, start reading web sites, newspapers, and magazines that have real estate listings. Make a note of particular homes you are interested in and see how long they stay on the market. Also, note any changes in asking prices. This will give you a sense of the housing trends in specific areas.

Step 2: Determine How Much House You Can Afford

Lenders generally recommend that people look for homes that cost no more than three to five times their annual household income if the home buyers plan to make a 20% down payment and have a moderate amount of other debt.

But you should make this determination based on your own financial situation. Use an

online affordability calculator to see how much house you can afford.

Step 3: Get Prequalified and Preapproved for Credit for Your Mortgage

Before you start looking for a home, you will need to know how much you can actually spend. The best way to do that is to get prequalified for a mortgage. To get prequalified, you just need to provide some financial information to your mortgage banker, such as your income and the amount of savings and investments you have. Your lender will review this information and tell you how much we can lend you. This will tell you the price range of the homes you should be looking at. Later, you can get preapproved for credit, which involves providing your financial documents (W-2 statements,

paycheck stubs, bank account statements, etc.) so your lender can verify your financial status and credit.

Step 4: Find the Right Real Estate Agent

Real estate agents are important partners when you're buying or selling a home. Real estate agents can provide you with helpful information on homes and neighborhoods that isn't easily accessible to the public. Their knowledge of the home buying process, negotiating skills, and familiarity with the area you want to live in can be extremely valuable. And best of all, it doesn't cost you anything to use an agent – they're compensated from the commission paid by the seller of the house.

Continued on the next page...



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—
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your real estate process*



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*Home Buying Procedures
continued...*

Step 5: Shop for Your Home and Make an Offer

Start touring homes in your price range. It might be helpful to take notes on all the homes you visit. You will see a lot of houses! It can be hard to remember everything about them, so you might want to take pictures or video to help you remember each home.

Make sure to check out the little details of each house. For example:

- Test the plumbing by running the shower to see how strong the water pressure is and how long it takes to get hot water
- Try the electrical system by turning switches on and off
- Open and close the windows and doors to see if they work properly.

It's also important to evaluate the neighborhood and make a note of things such as:

- Are the other homes on the block well maintained?
- How much traffic does the street get?
- Is there enough street parking for your family and visitors?
- Is it conveniently located near places of interest to you: schools, shopping centers, restaurants, parks, and public transportation?

Take as much time as you need to find the right home. Then work with your real estate agent to negotiate a fair offer based on the value of comparable homes in the same neighborhood. Once you and the seller have reached agreement on a price, the house will go into escrow, which is the period of time it takes to complete all of the remaining steps in the home buying process.

Step 6: Get a Home Inspection

Typically, purchase offers are contingent on a home inspection of the property to check for signs of structural damage or things that may need fixing. Your real estate agent usually will help you arrange to have this inspection conducted within a few days of your offer being accepted by the seller. This contingency protects you by giving you a chance to renegotiate your offer or withdraw it without penalty if the inspection reveals significant material damage.

Both you and the seller will receive a report on the home inspector's findings. You can then decide if you want to ask the seller to fix anything on the property before closing the sale. Before the sale closes, you will have a walk-through of the house, which gives you the chance to confirm that any agreed-upon repairs have been made.

Step 7: Work with a Mortgage Banker to Select Your Loan

Lenders have a wide range of competitively priced loan programs that new home buyers can look into.

Every home buyer has their own priorities when choosing a mortgage. Some are interested in keeping their monthly payments as low as possible. Others are interested in making sure that their monthly payments never increase. And still others pick a loan based on the knowledge they will be moving again in just a few years.

Step 8: Have the Home Appraised

Lenders will arrange for an appraiser to provide an independent estimate of the

value of the house you are buying. The appraiser is a member of a third party company and is not directly associated with the lender. The appraisal will let all the parties involved know that you are paying a fair price for the home.

Step 9: Coordinate the Paperwork

As you can imagine, there is a lot of paperwork involved in buying a house. Your lender will arrange for a title company to handle all of the paperwork and make sure that the seller is the rightful owner of the house you are buying.

Step 10: Close the Sale

At closing, you will sign all of the paperwork required to complete the purchase, including your loan documents. It typically takes a couple of days for your loan to be funded after the paperwork is returned to the lender. Once the check is delivered to the seller, you are ready to move into your new home!



10 MISTAKES HOME BUYERS MAKE

Home buyers almost always make a few mistakes when buying their first home. Perhaps they pay too much, choose the wrong type of mortgage or neglect to budget for needed home improvements. Working with a trustworthy, experienced lender can help prevent such mistakes. Consumers should also take responsibility for their budgets and choices. Before buying a home, you should look into developing a short- and long-term perspective on your purchase.

1. Choosing a real estate agent who is not committed to forming a strong business relationship with you.

Here's how to avoid it:

Making a connection with the right real estate agent is crucial. Choose a professional who is dedicated to serving your needs-before, during and after the sale.

2. Making an offer on a home without being pre-qualified.

Here's how to avoid it:

Pre-qualification will make your life easier-take the time to talk with bank or mortgage representatives. Their specific questions with regard to income, debt and other factors will help you determine the price range that you can afford. It is one of the most important steps on the path to home ownership.

3. Not knowing the total costs involved.

Here's how to avoid it:

Early in the buying process, ask your real estate agent or mortgage representative for an estimate of closing costs. Title insurance and lawyer fees should be considered. Pre-pay responsibilities such as homeowner's association fees and insurance must also be taken into account. Remember to examine your settlement statement prior to closing.

4. Limiting your search to open houses, ads or the Internet.

Here's how to avoid it:

Many homes listed in magazines or on the Internet have already been sold. Your best course of action is to contact a real estate agent. They have up-to-date information that is unavailable to the general public, and they are the best resource to help you find the home you want.

5. Thinking that there is only one perfect home out there.

Here's how to avoid it:

Buying a home is a process of elimination, not selection. New properties arrive on the market daily, so be open to all possibilities. Ask your real estate agent for a comparative market analysis. This compares similar homes that have recently sold or are still for sale.

6. Not considering long-term needs.

Here's how to avoid it:

It is important to think ahead. Will your home suit your needs 3-5 years from now? How about 5-10 years?

7. Not following through on due diligence.

Here's how to avoid it:

Make a list of any concerns you have relating to issues such as crime rates, schools, power lines, neighbors, environmental

conditions, etc. Ask the important questions before you make an offer on a home. Be diligent so that you can have confidence in your purchase.

8. Not having a home inspection.

Here's how to avoid it:

Trying to save money today can end up costing you tomorrow. A qualified home inspector will detect issues that many buyers can overlook.

9. Not examining insurance issues.

Here's how to avoid it:

Purchase adequate insurance. Advice from an insurance agent can provide you with answers to any concerns you may have.

10. Not purchasing a home protection plan.

Here's how to avoid it:

This is essentially a mini insurance policy that usually lasts one year from the date of sale. It usually covers basic repairs you may encounter and can be purchased for a nominal fee. Talk to your agent to help you find the protection plan you need.



HOW MUCH HOUSE CAN YOU AFFORD?



How much you can afford is determined by a relatively simple formula. Lenders generally figure that no more than 28 percent of your income should be for total housing costs. In addition, they require that your total monthly debt be less than 36 percent of your income. (Note: These are general numbers. Other loan programs may allow higher percentages.)

For example, if you make \$48,000 a year, divided by 12 months, your monthly income is \$4,000. (Remember, that's \$48,000 in gross pay, before federal and state taxes are removed.) Twenty-eight percent of \$4,000 is \$1,120. That is the most you can make in a monthly mortgage, taxes, and insurance payments.

Generally, to qualify, the self-employed buyer must have been self-employed in the same line of work for at least 24 months before applying for a loan. Lenders use your net income, the figure at the bottom of schedule C of your federal income tax form, to decide how large a mortgage you can carry. But they don't look at what you earn now or what you made last year. Rather lenders figure the monthly average of your income over the past 24 months. Also, overtime pay & bonuses sometimes may not be figured into your average income.

Don't forget that points, closing costs & other out-of-the-pocket expenses probably will come out to about one percent of the mortgage amount.

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SECRETS TO SELLING YOUR HOME

Selling a home often requires months of hard work and dedication. However, while it takes a lot to get to that point, there is still more to do on the horizon. Simply put, the house needs to be sold to make a profit. While extremely rewarding, the fact remains that a transaction must occur. To make sure all of your hard work does not go to waste, here are ten of the best-kept secrets for selling a home:



Selling Secret #1: The first impression is the only impression.

No matter how good the interior of your home looks, buyers have already judged your home before they walk through the door. You never have a second chance to make a first impression. It's important to make people feel warm, welcome and safe as they approach the house. Spruce up your home's exterior with inexpensive shrubs and brightly colored flowers. You can typically get a 100-percent return on the money you put

into your home's curb appeal. Entryways are also important. You use it as a utility space for your coat and keys. But, when you're selling, make it welcoming by putting in a small bench, a vase of fresh-cut flowers or even some cookies.

Selling Secret #2: Always be ready to show.

Your house needs to be "show-ready" at all times – you never know when your buyer is going to walk through the door. You have to be available whenever they want to come see the place and it has to be in

tip-top shape. Don't leave dishes in the sink, keep the dishwasher cleaned out, the bathrooms sparkling and make sure there are no dust bunnies in the corners. It's a little inconvenient, but it will get your house sold.

Selling Secret #3: The kitchen comes first.

You're not actually selling your house, you're selling your kitchen – that's how important it is. The benefits of remodeling your kitchen are endless, and the best part of it is that you'll probably get 85% of your

money back. It may be a few thousand dollars to replace countertops where a buyer may knock \$10,000 off the asking price if your kitchen looks dated. The fastest, most inexpensive kitchen updates include painting and new cabinet hardware. Use a neutral-color paint so you can present buyers with a blank canvas where they can start envisioning their own style. If you have a little money to spend, buy one fancy stainless steel appliance. Why one? Because when people see one high-end appliance they think all the rest are expensive too and it updates the kitchen.

Selling Secret #4: Take the home out of your house.

One of the most important things to do when selling your house is to de-personalize it. The more personal stuff in your house, the less potential buyers can imagine themselves living there. Get rid of a third of your stuff – put it in storage. This includes family photos, memorabilia collections and personal keepsakes. Consider hiring a home stager to maximize the full potential of your home. Staging simply means arranging your furniture to best showcase the floor plan and maximize the use of space.

Selling Secret #5: Don't over-upgrade.

Quick fixes before selling always pay off. Mammoth makeovers, not so much. You probably won't get your money back if you do a huge improvement project before you put your house on the market. Instead, do updates that will

pay off and get you top dollar. Get a new fresh coat of paint on the walls. Clean the curtains or go buy some inexpensive new ones. Replace door handles, cabinet hardware, make sure closet doors are on track, fix leaky faucets and clean the grout.

Selling Secret #6: Conceal the critters.

You might think a cuddly dog would warm the hearts of potential buyers, but you'd be wrong. Not everybody is a dog- or cat-lover. Buyers don't want to walk in your home and see a bowl full of dog food, smell the kitty litter box or have tufts of pet hair stuck to their clothes. It will give buyers the impression that your house is not clean. If you're planning an open house, send the critters to a pet hotel for the day.

Selling Secret #7: Play the agent field.

A secret sale killer is hiring the wrong broker. Make sure you have a broker who is totally informed. They must constantly monitor the multiple listing service (MLS), know what properties are going on the market and know the comps in your neighborhood. Find a broker who embraces technology – a tech-savvy one has many tools to get your house sold.

Selling Secret #8: Light it up!

Maximize the light in your home. After location, good light is the one thing that every buyer cites that they want in a home. Take down the drapes, clean the windows, change the lampshades, increase the

wattage of your light bulbs and cut the bushes outside to let in sunshine. Do what you have to do to make your house bright and cheery – it will make it more sellable.

Selling Secret #9: Half-empty closets.

Storage is something every buyer is looking for and can never have enough of. Take half the stuff out of your closets then neatly organize what's left in there. Buyers will snoop, so be sure to keep all your closets and cabinets clean and tidy.

Selling Secret #10: Pricing it right.

Find out what your home is worth, then shave 15 to 20 percent off the price. You'll be stampeded by buyers with multiple bids — even in the worst markets — and they'll bid up the price over what it's worth. It takes real courage and most sellers just don't want to risk it, but it's the single best strategy to sell a home in today's market.



PACKING TIPS & STRATEGIES



Who can't use some moving tips when they're packing up their whole life for a new home? If you're among thousands of people who have picked up and moved their family to a new home or a new community, you have fresh memories of some of the ups and downs or thrills or frustrations of moving.

Make a List

Write everything down! You'll thank yourself later. Before you pack even one box, create a simple record keeping system.

Packing Central

This is where you'll find your labels, marking pens, box tape, and other supplies. When describing the box contents, be specific.

Have Plenty of Supplies

You'll need LOTS of boxes—probably more boxes than you think, and having enough boxes will make your life easier! (If you buy your boxes from a moving company, you can always return unused boxes for a refund.) You'll also need strong plastic packing tape to close up the boxes securely. Use unprinted newsprint (newspaper can stain your items) or packing paper or bubble wrap to wrap and cushion household good.

Utilize Wardrobe Boxes

These tall boxes are perfect for bulky, lightweight items such as comforters, pillows, and blankets, as well as clothes that need to remain hanging. Measure the clothes in your closets (including coat closets) to see how many wardrobe boxes you'll need. However don't make the boxes too heavy to lift.

Color Coordinate

Designate a color for each room in the new home, such as yellow for kitchen, orange for the dining room, etc. Apply colored stickers on the box near the box number. In your new home put a matching sticker on the door to each room and you'll know exactly where everything should go.

Keep Things Together

Insist on keeping things together when you or the movers are packing boxes. Keep bookends with books, light bulbs with lamps, and extension cords with appliances. Small, loose parts can be attached to the item they belong to with tape or placed in small envelopes. Keep larger corresponding items (such as a cable TV cord) in resealable bags, and tape these to the underside or back of the item. As a backup, have a "Parts Box" open on the kitchen counter. Keep this box with you, or mark it well so it can be easily located on move-in day.

Pack Ahead

Anything you can pack ahead will save you time on moving day. If it's summer, get your winter clothes out of the way. Box up your shampoo and extra toothpaste and live out of a travel cosmetic case for the last week or two. Pare down cooking utensils and food

supplies to bare essentials. Wastebaskets can also be packed (put things in them!) while you switch to using plastic grocery bags (hang them on a cabinet door or door handle to collect trash.)

Consolidate Cleaning Supplies

If you must clean your old place after moving out, put together a kit of basic cleaning supplies and rags. Clean anything possible ahead of time (the inside of kitchen cupboards, the oven, windows, etc.), and if possible, vacuum each room as movers empty it.

Safeguard Valued Items

It's a good idea to keep valuable possessions, such as silverware, collections, or antiques, with you. Check your homeowner's insurance to see how you are covered during the move, and if you need additional insurance from the mover. Also, find out what paperwork you might need to file a claim in case of loss and of course, keep all important papers with you! These papers might include birth certificates, school records, mover estimates, new job contacts, utility company numbers, recent bank records, current bills, phone lists, closing papers, realtor info, maps, and more.

MOVING CHECKLIST

Thinking of moving, but are overwhelmed by the thought of clearing out your home and putting it on the market? You are not alone! Did you know moving is the 2nd most stressful event in someone's life? Add 30 years of family memories and loads of accumulated "stuff" and the monumental task becomes unbearable. You can break down the moving process, putting your moving anxieties to rest. A checklist can be the first step to take in creating a roadmap to a simpler home and lifestyle.

Moving Out

Moving Preparations

- Buy boxes
- Schedule movers
- Arrange transportation needs for the move
- Reserve storage unit
- Acquire school transcript for children

Utilities to cancel/transfer

- | | |
|--|--|
| <input type="checkbox"/> Telephone* | <input type="checkbox"/> Gas & electric* |
| <input type="checkbox"/> Water | <input type="checkbox"/> Cable/internet* |
| <input type="checkbox"/> Garbage removal | *check for refunds |

Address changes

- Forward new address to post office
- Notify work contacts/human resources
- Update bank account/investment information
- Modify credit card account data
- Change delivery for publications/newspapers

Medical services updates

- | | |
|---|---|
| <input type="checkbox"/> Medical records | <input type="checkbox"/> Dental records |
| <input type="checkbox"/> Prescription transfers | <input type="checkbox"/> Veterinarian records |

Closer to moving day

- Defrost refrigerator
- Hand-carry jewelry and valuables
- Withdraw travel cash or prepare checks
- Leave keys/garage door openers

Notes:

Moving In

Address change

- Arrange for post office to hold mail for new address until move-in date

Utilities to activate

- New telephone number
- Water
- Garbage removal
- Gas & electric
- Cable/internet

Government licenses/services

- Change address on driver's license
- Register children in new school

If moving to a different state:

- Apply for new driver's license
- Register car
- Register to vote (and find new polling place)

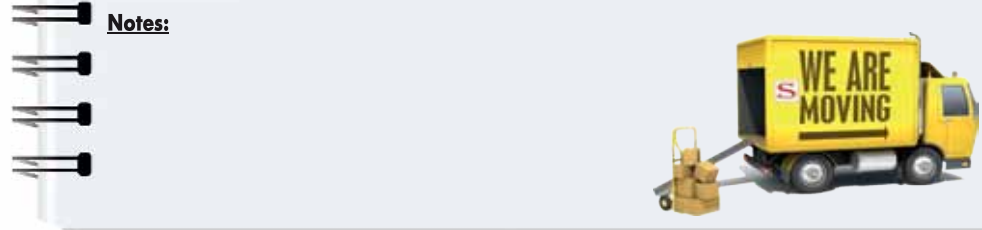
Medical services updates

- Find new doctor
- Find new pharmacy
- Find new dentist
- Find new veterinarian

HOME FINDER NOTEPAD

Looking for the right home takes a fair amount of work, this page is here to help you weigh out your top options.

	House #1	House #2	House #3
Address			
Year Built			
Price			
Yearly Insurance			
Monthly Payment			
Avg. Utility Payment			
Square Footage			
Lot Size			
Style of House			
# of Bedrooms			
# of Baths			
Garage / Carport			
Neighborhood Quality			
Closet Space			
Heating & A/C			
Separate Dining Room			
Kitchen Space			
Refrigerator			
Stove			
Garbage Disposal			
Dishwasher			
Washer / Dryer			
Laundry Area			
Attic			
Condition of Windows			
Insulation			
Electrical Wiring & Age			
Deck, Patio & Fence			
Type of Siding			
Exterior Condition			



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