

Be Wary of Cash Offers

Just as spring kick-starts buying and selling cycles in many real estate markets, it can also attract unscrupulous players seeking to exploit uninformed homeowners. For example, you may be targeted with enticing hand-written offers or quick-sale schemes that promise to uncomplicate a selling process that seems daunting. This is especially risky for prospective sellers whose finances are tight. Their instinct might be to accept a cash offer, without realizing it is well below the property value. The harsh reality is that such facilitators do not have the best interests of the homeowners in mind.

In fact, these buyers can turn a quick profit, as they know there are other buyers willing to pay more than the amount they've offered to the homeowners. This is in stark contrast to the role of a listing agent, who is committed to working on behalf of the property owners and in their best interests. That's why you need to have your eyes wide open before signing any agreement. Quite



simply, it could be a binding contract that falls short of your goal to achieve true market value.



Household Products for Spring & Summer

If you want to jump into spring with something new for your home, patio, balcony or garden, have a look at some of these products:

1. **Portable indoor/outdoor tabletop mini-fireplace:** Fuelled by isopropyl alcohol, it's odourless and smokeless.
2. **Quick-chill wine sleeve with tabletop base:** It lies flat in your freezer, then wraps around your wine bottle and sits inside its custom holder.
3. **Portable picnic-table cushion with memory foam:** Provides relief and comfort on hard seating surfaces – great for sporting events too!
4. **Cordless misting fan:** Don't let the hot days of summer drive you indoors – stay cool with an outdoor misting fan!
5. **Robot window cleaner:** Works like a self-powered floor cleaner, but is specially designed to adhere to vertical surfaces.

Meaningful Makeovers

Beyond a fresh coat of paint to brighten a room and simple storage solutions to declutter (and short of expensive appliances or a major renovation), what can you do to update your home? Consider some of the following makeovers that can create a dramatic upgrade that will visually enhance your home with a relatively modest investment.

Bathroom: Consider replacing an old wall-hung sink with a new off-the-floor vanity. Or, swap a bulky vanity for a distinctive pedestal sink, complemented by a wall cabinet above. Call an electrician to quote tapping into existing wiring and installing dramatic wall sconces or soft overhead lighting to create a spa-like ambiance.

Entertainment Area: If new furniture is out of the question, get a new throw and cozy complementary cushions. If there's no room in your budget for new cabinetry, look for simple ways to get clutter out of sight, such as a new ottoman or end tables with smart storage capacity.

Outdoors: Any one of the endless choices of wireless lighting enhancements can create a welcoming atmosphere at entranceways, yards and balconies. Container gardening is another effective way to make your home's exterior unique.

