



SHANNON SANDERS



RE/MAX Choice

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# Between FRIENDS



Using new technology with old-fashioned service!

Mobile: (615) 478-1534, www.ShannonsHouses.com



**H**APPY HOLIDAYS! I'd like to take this opportunity to thank you for your business and for allowing me to assist with your real estate needs. I wish you and your family peace, joy and togetherness throughout this holiday season.

**A**re you in the market to purchase a home? The time is right to make the move – home prices are beginning to stabilize and interest rates are attractive. And the pride that comes with home ownership... well, that's priceless!

Get peace of mind with your home purchase by including an Old Republic Home Warranty Plan. A home warranty will help protect your budget from unexpected repair or replacement costs caused by breakdowns of your home's heating, plumbing and electrical systems, and most built-in appliances. Optional coverage choices are available to custom-fit the warranty to the unique needs of your new home.

Call me today to learn how you can get added peace of mind with an Old Republic Home Warranty Plan, or visit [www.orhp.com](http://www.orhp.com) for more information.

**P**roviding outstanding customer service for my clients is my number one goal. If you know someone who is selling or buying a home, please refer him or her to me and I will provide your referral with the service difference my clients have come to expect from me!



## Health & Safety

### Hazard-Free Holiday Glow

**W**hen decorating your home with lights for the holiday season, keep these tips in mind for a beautiful, hazard-free holiday glow:



- Decorate only with lights that have a NOEL or U/L testing agency label.
- Be sure decorative lights used outside are approved for outdoor use.
- When decorating outdoors, don't work where there is a possibility of contacting an overhead power line, either directly or indirectly.
- Do not overload electrical outlets or link more than three extension cords together.
- Never run extension cords under rugs, across doorways, or over nails. This may cause the insulation to deteriorate, exposing a wire that can cause a fire or electrical shock.
- Check electrical cords for cracks, fraying, broken plugs and loose connections – if worn, replace immediately.
- Replace extension cords that become hot during use.
- If a fuse blows or a circuit breaker trips, find and correct the cause before you replace the fuse or reset the breaker. These devices are designed to protect against fires caused by an overloaded circuit, short circuit or ground fault.

## Helpful Hints

### Healthy Holiday Substitutions

**S**haring special foods is a cherished holiday tradition. This year, give yourself and your guests a break by creating your holiday recipes with these healthier substitutions:

- Use two egg whites to replace each whole egg in baking recipes.
- Substitute applesauce or pureed plums for some of the oil in your holiday cookie, cake and pie recipes.
- Use chicken broth in place of butter in the mashed potatoes.
- Replace some of the bread in your holiday stuffing with chestnuts or chopped vegetables – a delightfully different alternative!
- Replace heavy cream in pudding and cream pie recipes with evaporated skim milk.
- Top your holiday pies with frozen or low-fat yogurt instead of whipped cream or ice cream.

You can save even more calories by slicing pies into 10 slices instead of the standard 6 to 8 slices, and cutting cakes and brownies into bite-size pieces.





## SHANNON SANDERS

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## Savor the Flavor

### Morning Glory Muffins

#### Ingredients:

- 1 C all-purpose (white) flour
- 1 C whole-wheat flour
- 3/4 C sugar
- 2 tsp baking soda
- 2 tsp ground cinnamon
- 1/4 tsp salt
- 3/4 C egg substitute
- 1/2 C vegetable oil
- 1/2 C unsweetened applesauce
- 2 tsp vanilla extract
- 2 C chopped apples (unpeeled)
- 1/2 C raisins
- 3/4 C grated carrots
- 2 Tbsp chopped pecans

#### Directions:

Preheat oven to 350 F. Line muffin pan with paper or foil liners. In a large bowl, combine flours, sugar, baking soda, cinnamon and salt. Whisk to blend evenly. In a separate bowl, add the egg substitute, oil, applesauce and vanilla. Stir in the apples, raisins and carrots. Add to the flour mixture and blend just until moistened. Spoon batter into muffin cups, about 2/3 full. Sprinkle with chopped pecans and bake until springy to the touch, about 35 minutes. Let cool for 5 minutes, then transfer the muffins to a wire rack and let cool completely.

## Household Tips

### Stretch Your Holiday Budget

This year, limit your holiday expenditures, but make gifts big on meaning. Here's how to downsize holiday spending but not your holiday joy:

- **Make a spending plan and know your limits** – Make a list of everything you usually buy – gifts, food, entertainment, travel, etc., and tally the costs. If you're over budget, decide where you can trim your spending this year.
- **Keep a record of your expenditures** – Write down everything you spend on holiday clothing, cards, postage, wrapping paper and decorations.
- **Shop with a list** – Making a list and sticking to it allows you to complete your shopping in record time and also avoid impulse buying.
- **Shop early** – The best window for holiday shopping is between Oct. 1 and Dec. 1; last-minute shoppers very rarely save money.
- **Educate yourself** – Scour catalogs, sales advertisements and the Internet to find the best deals before you shop.
- **Pay cash** – Spending cash will force you to stick to your budget and eliminate overspending. Also, you'll find there is no emotional attachment to plastic like there is to cash.



## Real Estate Today



### Tips for Selling Your Home During the Holidays

Homeowners are often advised against listing a home during the holidays. However, homes can look – and show – their best during this festive season. If you have a home on the market, here are some tips to help attract the serious holiday buyers:

- **Less is more.** Although homes show well when decorated for the holidays, you want buyers to focus on your home, not your decorations.
- **Bake holiday cookies and treats prior to showings.** The enticing smell will make your home feel cheery and warm to prospective buyers.
- **Utilize the Web.** When the weather outside is frightful, homebuyers are likely to start their house hunt by browsing listings on the Internet. Provide photos or a video tour of your home; include a spring or summer shot so buyers can see how the home looks year-round.
- **Make your house a respite from the winter weather.** Create an environment that feels cozy and inviting by turning up the heat, playing soft classical music and leaving homemade holiday treats for prospective buyers.
- **Offer financing to cheer prospective buyers.** If you have the means to offer financing to a serious buyer, you could pocket a good return on your money.