



SHANNON SANDERS



RE/MAX Choice

shannon@shannonshouses.com

Mobile: (615) 478-1534



Using new technology with old-fashioned service!

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



When you understand the process of buying or selling a home, you will be able to make the best decisions. My goal is to provide you with that information. Call me today and I will assist you every step of the way.

As a REALTOR, I know the stress that a home system or appliance breakdown can create for a home seller during the listing period or for the buyer after close of sale. Fortunately, you can prevent that stress with a Home Warranty Plan that provides coverage for both the seller and the buyer!

A Home Warranty Plan is a service contract that protects your home's major systems and appliances for a specified term of coverage. Should a failure occur during the term of the Plan, a qualified contractor is dispatched to repair or replace the covered item for a nominal service call fee. Help is only a phone call away, 24 hours a day, 365 days a year!

For complete peace of mind, I recommend an Old Republic Home Protection Plan for all of my clients. Call me today for more information on how a home warranty can benefit you.

Accessibility and good follow-through: these qualities are instrumental in providing clients with the best in customer care. If you know someone who is selling or buying a home, please refer him or her to me for the best real estate transaction ever.



If you are working with another Real Estate Professional, please disregard this notice.

Health & Safety

Summer Water Safety

The summer season is upon us, and with it comes a new safety concern: water safety. Here are a few tips from the American Red Cross to help you safely enjoy the water this summer:

- Swim in a supervised, marked area with a lifeguard present.
- Never swim alone. Even at a public pool or a lifeguarded beach, use the buddy system!
- Never leave a child unattended in the water. Stay within an arm's length of young children and weak swimmers while they are in or around the water.
- Take frequent rest breaks where everyone gets out of the water, drinks water, and reapplies sunscreen.
- If a child is missing, check the pool first. Scan the entire surface, bottom, and surrounding area.
- Post CPR instructions and directions to call 9-1-1 or your local emergency number in the pool area.
- Keep toys away from the pool while not in use.
- Always enter the water feet first.
- If you go boating, wear a life jacket! Most boating fatalities are from drowning.



Helpful Hints

Helpful Garbage Disposal Tips

Kee your garbage disposal clean and running smoothly with these simple maintenance tips:

1. Never allow grease and greasy or fatty foods to go down the disposal or drain. Grease will build up on the interior walls of the pipes, resulting in slow drains and clogs.
2. Feed food scraps into the disposal a few at a time with lots of running water to flush them through the system.
3. Fill the disposal with ice and run a dry cycle once a month to sharpen the blades and chip away stubborn deposits.
4. Don't put anything inside the garbage disposal and let it sit. Acid from the food will cause corrosion inside the unit and damage the flywheel and blades.



Copyright © 2010



SHANNON SANDERS

131 Indian Lake Blvd

Hendersonville, TN 37075

Tel: (615) 822-2003

www.ShannonsHouses.com

ShannonsHouses.com

Savor the Flavor

Mango-Apricot-Strawberry Smoothie

Ingredients:

2 medium mangos, peeled, pitted and coarsely chopped

4 ripe apricots, pitted and coarsely chopped

1/2 C. ripe strawberries, hulled and coarsely chopped

1 C. plain low-fat yogurt

1 C. low-fat milk

2 Tbs. fresh orange juice

1/2 tsp. vanilla

4 whole strawberries, hulled (for garnish, optional)

Directions:

Combine mango, apricots, strawberries, yogurt, milk, orange juice and vanilla in the jar of a blender. Process until mixture is smooth. Divide mixture between 4 large margarita glasses. If desired, garnish each glass with a whole strawberry.

Household Tips

Old Appliances: Reuse or Replace?

Are old appliances green because we are reusing, or not green because they aren't as energy efficient as new models? The answer to this and other quintessential eco questions like "paper or plastic?" and "reusable or disposable diapers?" is "it depends." The rule of thumb for appliances is: the older the appliance, the more sense it makes to replace it.



The appliance that may make the most sense to replace is the biggest energy user in your home: your refrigerator. Today's dishwashers and washing machines are also more efficient with both energy and water consumption, using 35 to 50 percent less water and 50 percent less energy per load. Cooking appliances are not Energy Star rated; however, if your stove or oven uses an old-fashioned non-electric pilot light instead of an electric ignition model, it probably should be replaced.

In the end, there is no "right" answer to this question. You must weigh the "garbage guilt" of replacement against the accumulated savings over the years and the "green" benefits to the environment.

Real Estate Today



Home Sellers: Top 5 Home Improvement Projects

What are the top DIY (do-it-yourself) home improvements that cost less than \$400 and benefit sellers most when they sell their homes? According to a HomeGain.com survey, the top five home improvements that REALTORS® recommend to home sellers based on cost and return on investment (from highest to lowest ROI) are:

1. **Cleaning and de-cluttering**
(\$200 cost / \$1,700 price increase / 872% ROI)
2. **Home staging**
(\$300 cost / \$1,780 price increase / 586% ROI)
3. **Lightening and brightening**
(\$230 cost / \$1,300 price increase / 572% ROI)
4. **Landscaping**
(\$320 cost / \$1,500 price increase / 473% ROI)
5. **Plumbing Repair**
(\$385 cost / \$1,250 price increase / 327% ROI)

Cleaning and de-cluttering continues to rank as the top suggested home improvement, costing less than \$200 and returning a value of nearly \$1,700 to the home's sale price, or an 872% return on investment.

Inexpensive cosmetic home improvements and basic improvements greatly enhance the value of a home, and can increase its salability and selling price. Other DIY home improvements that pay big dividends include: replacing or shampooing carpets, painting interior walls, repairing damaged floors, updating kitchen, painting the exterior of the home, and updating bathrooms.

Reprinted with permission of RISMedia, publisher of Real Estate Magazine