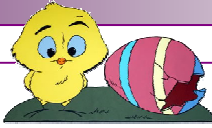




The Advisor

Michelle says...



Yeah...spring is finally here - was getting worried it forgot about us! I was hoping that somehow all the leaves I did not rake would magically disappear over the winter but, no such luck. For those of you who came to our seminar last month, I thank you! For anyone that wasn't able to attend, have no fear, we will be holding another one soon. Little reminder - now is a great time to buy that new home or investment property. Rates are still historically low and prices are fantastic! So good in fact that a lot of homes are receiving multiple offers! Have a fantastic month. I hope the Easter Bunny brings you yummy treats!

~Michelle

Test your knowledge...

1. What is encroachment, and how might it affect a property owner?
2. What does the common acronym FSBO (pronounced fizzbo) stand for?
3. Nearly every state has a mandate for seller disclosure. What must a seller disclose?

You can find the answers on our website by the 15th of the month. If you can't wait until then, please email us at associates@randyturnel.com

This month's featured listings . . .

FREE RECORDED INFO 24 HOURS A DAY. Call #800-757-7959, enter in ext. below.



**14 Krystal Drive, Hudson
Ext 2008
MLS#4055087**

Nicely situated along tree line and priced very well! 2 bedroom with vaulted ceilings, large living room, fresh paint and new carpets. Ready for you to move in! Shed stays. **QUICK CLOSE POSSIBLE!!!**

**20 Harvest Rd, Windham
Ext 2508
MLS#4054198**

55+! Model home now available with first floor master bedroom! Loaded with upgrades! Beautiful hardwood, huge kitchen with granite, fully applianced with stainless steel! **OTHER DESIGNS AVAILABLE!!!**

**464 Boston Post Rd, Amherst
Ext 2408
MLS#2833649**

Brand new and gorgeous! Large 2 bedroom, open concept, cathedral ceilings and so much more! Central air is included! Rear deck or patio is optional. Quick close possible and ready for you to **MOVE RIGHT IN!!!**

To view all of our listings, please visit our website www.RandySellsNH.com

The Advisor

April 2011

2				5			3
	9		6		7		
	5					4	
				8	3		
	3	7			2	6	
		1		9			
	2					3	
		6		4		9	
8			5				7

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Sudoku Instructions:

Fill in the blank squares so that each row, each column and each 3 by 3 block contain all the digits 1 thru 9.

If you use logic you can solve the puzzle without guesswork.

You can find the answers on our website by the 15th of the month. If you can't wait until then, please email us at associates@randyturmel.com

www.RandyTurmel.com

Tip of the month . . .

You have found a home in town that makes your heart skip a beat - it is in the right location and has all the features you want. The listing price is the only thing that is keeping you from making an offer - you feel that it is more than you can or should afford. How can you maximize the possibility of the owners accepting an offer that is much less than they are asking? First, make the offer as "clean" as possible by not asking for special contingencies. Avoid requests to the sellers for minor repairs, such as cutting down the dead tree in the back yard or leaving custom drapes and curtains. Be flexible about scheduling the registration date to fit the sellers' moving plans. Finally, you can offer a larger deposit to persuade the sellers that you are a serious buyer and to make it harder for them to "just say no". Each transaction is different, but the simpler the offer, the more likely the sellers are to accept it.

Courtesy of onlinerealestatepro.com

The Advisor is brought to you FREE by...

Michelle Soucy – Buyer Specialist

Keller Williams Realty
20 Trafalgar Square, Suite #101
Nashua, NH 03063
603.883.8400 x103
michelle_soucy@msn.com



Thanks for reading The Advisor! I would love to hear your feedback! Oh, by the way...if you or someone you know may be looking to buy or sell real estate, please call me with their name and number and I would be happy to take excellent care of them for you. A referral is the highest compliment I could ever receive!

This advertisement is not intended as a solicitation of any individual whose property is currently listed exclusively with another broker.