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Homes By Ursula



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Home Inspection For Sellers

By Celeste Stewart



Although the person buying your home will get it inspected before they purchase it, there are some very good reasons for you to get your home inspected before putting it on the market. Here is a list of three great reasons to inspect your home before selling it.

1. Your home sale is less likely to fall through due to surprise problems found by the buyer's home inspection.

If a buyer discovers problems during their home inspection they are more likely to back out of the purchase. It is to your advantage to have a problem-free home inspection that will inspire a buyers confidence. If problems are discovered before your home goes on the market, you can correct them before a potential buyer steps foot in your house.

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2. A home inspection can give you greater leverage in the negotiating phase.

In a high stress home sale a buyer can use minor home problems as an excuse to ask for expensive repairs or even a significantly lower sale price. If your home is inspected and the repairs are completed before it is put on the market, you are less likely to be hassled with last minute home repairs or paying for overpriced materials to satisfy a demanding buyer.

3. A home inspection is a tool to help you with full disclosure.

A homebuyer will be more receptive to problems that are disclosed to them up front, than ones they discover through a home inspection. If you find problems during your home inspection, you can work with your realtor to determine whether to repair the problem or to list the home "AS IS" with full disclosure. Another option is to make the necessary repairs and have the home re-inspected for a clean report to show to potential buyers.



Tips for Outdoor Lighting

By B. Conrad

The best lighting solution for your home will strike a balance between illuminating the exterior for safety purposes and enhancing the beauty of your home and landscape.

What's Available

There is a wide variety of lighting designed for the home, including traditional electric powered lights, solar lights and even battery-powered lights. Most are designed to automatically come on at dusk and turn off at dawn to conserve energy and provide a carefree way to light the exterior of the home.

Think About Safety, Functionality and Esthetics

It may be a good idea to choose a variety of lighting options for the exterior of the home, perhaps a large floodlight outside the front door, along

with some accent lighting along the sides of the home. A row of solar lights along the driveway, on a walkway or by the mailbox can be a cost effective solution to provide a safe way for guests and residents to move around after dark.



Take Photo's of Your Home and Landscape

When shopping for the right lighting solution, you should take along photos of your home and landscape along with a landscape layout so that you have a reference to help the store's lighting consultant choose the right lighting for your homes exterior.

Think About Long Term Costs

Remember that using lots of electric light fixtures can significantly increase your energy bill. Light fixtures that require special bulbs will be more expensive to maintain than those that use standard bulbs, and those fixtures that use energy saving bulbs can save money on your power bill.

Use Color to Decorate Like a Professional

By Mary Ward

Color can completely transform the look of a room and turn an ordinary space into an extraordinary showplace. Color can evoke specific feelings and moods; it can open up a room to make it appear larger or close it in to give it a cozier feel. Don't be afraid to add color to your walls or to accessorize with bold choices. Using color is the easiest, most affordable way to enhance your home.



Set the Mood - Warm colors such as shades of orange, red and yellow are invigorating. Choose these colors if you want to revitalize your room and give it a brilliant new glow. Consider adding warm colors to rooms

with soft and cozy throws, pillows and window treatments.

Do you want to transform your room into a relaxing sanctuary that calms and soothes the body and the mind? Choose colors on the cooler side of the spectrum. Consider various shades of pink, blue, mauve, green, or anything in between.

Accessorize with soft and comfy pillows and throws in soft colors, and consider new window treatments to compliment your décor.

Enlarge a Space - Avoid painting your walls pure white because it can look sterile. If you want your home to look well decorated, include color in your decorating scheme. To make a room appear larger, paint the ceiling white, but paint the walls in light colors of your choice. Just a hint of color is all you need since you can draw it out with window treatments, furniture and accessories, such as throw pillows and rugs.

Choosing Paint - Keep in mind that small paint samples available in stores can be deceiving. It's difficult to tell

how an entire room will look when considering a one-inch square sample. Bring samples home and envision the entire room painted in the samples you're considering. Experiment with various types of lighting and intensities, and take your time when making your final choice.

Fitted Slipcovers - If you're tired of your old furniture, give it a completely new look with quality fitted slipcovers. There are slipcovers available in dozens of colors, materials, textures, and patterns. Choose high-quality fitted slipcovers to compliment the existing colors in your room, or begin redecorating your home with exciting new colors.

Protect Your Home During Vacation

By J. A. Young

Since summer time is popular for family vacations, a lot of burglars take advantage of this time to scope out and break into homes that are unoccupied. Here are a few things you can do to protect your home while you are on vacation.

House Sitter - A house sitter is one of the best protections against break-ins. This person should be a trusted neighbor, relative or friend of the family who can call the police if something happens.

To help your house sitter or the person checking on your home, make a list of things about your house such as where the power boxes are, where the water lines are and other important details about the house. You could also make a list of other people that would be able to help with the house sitting, just in case one person can't cover all the responsibilities, like feeding pets and watering plants.



Alarm System - An alarm system for your house is an excellent deterrent to prevent a robbery. Studies have even shown that in-active security cameras that are visible to prowlers will deter a break-in. If you set an alarm

before going on vacation, you should alert anyone who has access to your home so they don't accidentally set it off.

Mail and Newspaper - Remember to call your newspaper service to put your newspapers on hold until you return. Most newspaper services will happily oblige. Also contact the post office to put your mail on hold. Mail can usually be put on hold for

up to thirty days and can be setup two weeks before the date you want it to start. An alternative is to have a friend collect the papers and mail each day.

Other Precautions - According to experts, the best measure of protection is to make it look as if you are still at home. Some simple solutions are to put a motion detector on the outdoor lights and set a timer on the TV and indoor lights so they turn on during evening hours and your home looks lived in.



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- Home Inspection for Sellers
- Tips for Outdoor Lighting
- Use Color to Decorate Like a Professional
- Protect Your Home During Vacation

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Bird-Friendly Landscaping

(ARA) - Homeowners can make their back yards feel like home for birds by landscaping especially for their feathered friends.

Food is an important factor to consider. One way to satisfy birds' appetites is

by providing feeders filled with clean, wholesome seeds and real fruits and nuts. Premium products, such as Wild Delight's Nut N' Berry, contain foods like pistachios, peanuts, cranberries and raisins, and are a great choice for your feeders. Trees, plants and flowers provide food sources for birds as well.

Birds also need water. Water features add beauty to your yard, serve a number of uses for your feathered friends and attract hard-to-get birds. Shelter (such as trees, hedgerows and birdhouses) is just as crucial. It provides protection from weather and enemies, and offers a safe place to nest.