



Spring 2007 Issue

Tips for selling in a Buyer's market

- These are some tips to help you sell your home.
- Price your home appropriately and competitively.
- Offer incentives such as carpeting or appliance allowance, etc.
- Get a professional home inspection before you put your home on the market.
- Offer to pay the nonrecurring closing costs- such as home inspection, pest inspection or loan appraisal.
- Be flexible with possession of your home. When you receive an offer be ready to move.
- Create good curb appeal. First impression is everything.
- Focus on your walls. Keep colors neutral and light.
- Touch up paint and make sure they are clean.
- Get rid of all clutter. Keep the house clean and simple.
- Make sure you have no pet or smoke odors lingering in the home.
- Let the light in. Open blinds and curtains so light can illuminate the home's interior.
- And most importantly, be patient. Talk to your agent about how long homes in your neighborhood have been on the market.

Information obtained from RealtyTimes

Staff Introductions

Our staff has over 30 years of experience with Bill Miracle being the owner and Principal Broker of Bill Miracle and Associates. Betty Simpson is our Office Manager. Please feel free to call any one of our staff members to help you.

We are located at 119 W. Main Street Stanford and our website is www.BillMiracle.com

Bill Miracle ~ Principal Broker and Owner

- 859-749-2558
- Patachia Fisher ~ Realtor 606-669-0245
- Dennis Davis ~ Realtor 859-583-5316
- Gary Horton ~ Realtor, ABR 859-583-2904
- Tony Caudill ~ Realtor 606-375-0001
- Josh Ayoroa ~ Realtor 606-787-9973
- Clarence Reid ~ Realtor, Appraiser 859-583-9818

Quote

"The art of being wise is knowing what to overlook."

William James

Recipe

STRAWBERRY CUPCAKES

- ½ cup sugar
- 1 egg
- 1 tsp. vanilla
- ¼ tsp. salt
- ¼ tsp. baking soda
- ¼ cup butter
- ½ cup yogurt
- ½ cup strawberries, mashed
- 1 ½ cups cake flour
- 1 ½ tsp. baking powder

Preheat oven to 350 degrees. Line 12 muffin tins with paper liners. Beat sugar and butter till fluffy. Add egg, yogurt and vanilla, blending till smooth. Slowly add dry ingredients then beat in strawberries. Drop batter into liners and bake 20-25 minutes. Very good with chocolate frosting or none at all!

Agent Spotlight

Gary Horton has been with Bill Miracle & Associates since 2005. Gary has obtained Accredited Buyers Representative designation this year. Designation, **ABR**, will provide Gary's customers with the confidence in having professional buyer's representation. He works with buyers and sellers of property and this will be an added benefit for his clients.

Community Happenings

Bill Miracle and Associates moved to 119 West Main Street last summer and encourages you to stop by to visit with our staff anytime. We are proud to be a part of our community and be active in many activities and organizations. To access happenings in Lincoln County go to our section at www.billmiracle.com and click on "community" this will allow you access to many websites that have a wealth of information about our area.

