



Welcome Home Newsletter

May 2018 Edition

Larry Black & Associates, Inc. Real Estate is proud to serve the city of Mountain Home and the entire Twin Lakes area. Our team of **Experienced Realtors** is here to take **customer service** to the next level by exceeding your expectations on your quest to buy or sell a home. [Our agents](#) will walk with you step-by step through the home buying or selling process to provide a hassle-free transaction. We will provide accurate data, and helpful advice to get your home sold. We will also provide information on homes that you are interested in purchasing. There is no substitute for experience. So, call us today to list your home/land or let us help you find the home/land that you are looking for!

We are well into the Spring season, and it is still a great time to list or buy a home with us! Don't miss your opportunity! Follow this link to view our current listings: [Buyer's Guide](#).

We will strive to keep you up-to-date with the most relevant Real Estate News in [Mountain Home](#), and the entire Twin Lakes area.

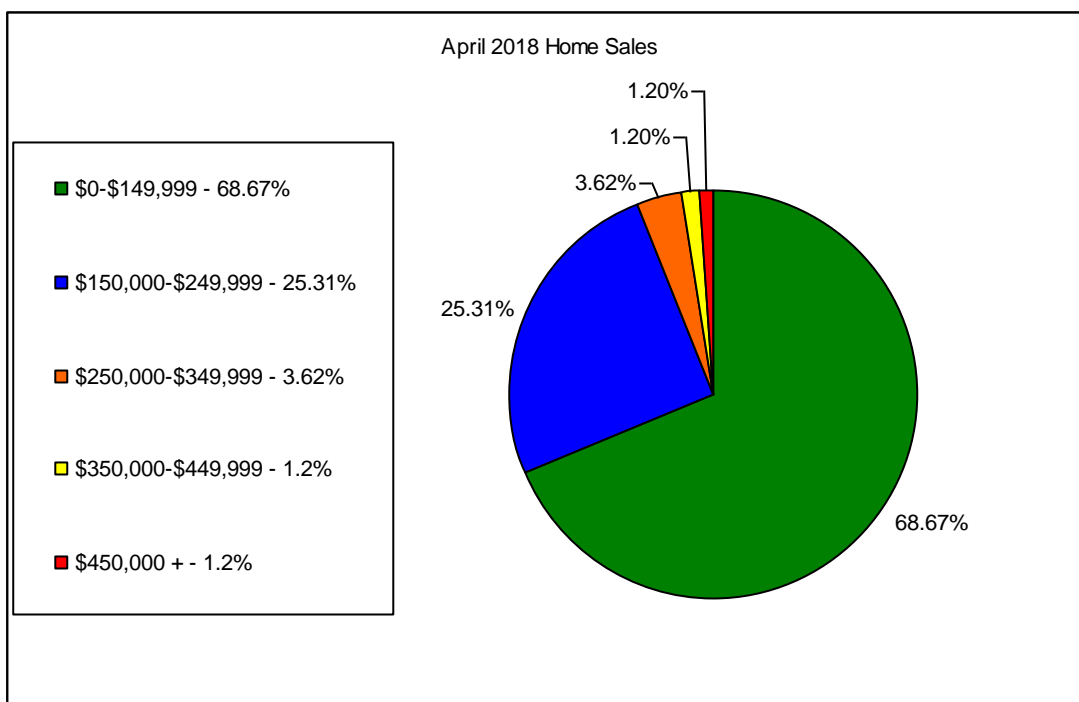
100 Bomber Blvd. | Mountain Home, AR 72653 | T: 870-425-9898 | F: 870-425-1719

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Home Sales for April



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Ways to get your Offer Accepted in a Seller's Market

- **Offer above the asking price.** In a seller's market, there may be multiple offers on the home of your dreams.
- **Offer a large earnest money deposit.** Show the seller that you are serious and a good-faith buyer.
- **Make sure that your offer is complete.** Missing documentation in a competitive market may get your offer overlooked.
- **Make your offer as clean as possible.** Exclude contingencies on the sell of your home, financial constraints, and closing cost shares.
- **Don't ask for personal property.** Skip asking for exclusion items or adding furniture pieces.
- **Submit your preapproval letter and proof of funds.** Match your preapproval letter to your sales price and date it the same day as your offer.



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How to Sell your home in the Spring Market

- **Spring Clean.** Wash windows, mirrors, light fixtures, walls, drapes/curtains, blinds, bathrooms, and bedding. Also, polish the floors and shampoo the carpets/rugs.
- **Utilize accessories.** Use throw pillows, towels, and throws in bright spring colors to liven up the atmosphere of your home. Also, set your table and include a center piece.
- **Fragrances.** You cannot go wrong with a good smelling home. Make use of plug in room fragrances or fill rooms with fresh, fragrant flowers.
- **Yard maintenance.** Rake the yard, mow the grass in a diagonal pattern, trim the bushes or overhanging tree limbs, plant flowers or use flowers in pots & planters.
- **Power wash.** Sidewalks, sides of homes, decks, outside furniture, and outbuildings.
- **Welcome guests.** Open your blinds, drapes, and windows. Add a doormat & an umbrella holder at the door. If you are feeling especially nice, then set out a bucket of ice for cold waters, and a tray of individually wrapped treats.



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- **May 11th & 12th – Baxter County Historical Society Yard Sale** – 9:00 AM to 2:00 PM. Buford School Museum & Event Center – 4439 Buford Rd. Mountain Home, AR. Donations requested and appreciated, can be dropped off at the Heritage Center at 808 S. Baker Rd. on Tuesdays and Thursdays from noon to 4:00 PM. Large item pick up, call 870-321-0826. For more information call 870-425-2551.
- **May 13th – Twin Lakes Community Choir Concert – 2:30 PM** – Dunbar Auditorium – 500 Bomber Blvd. Mountain Home, AR. Admission: Donations. Contact: Phyllis Holmes 870-425-3203
- **May 18th – 18th Annual Chamber Golf Tournament** – Big Creek Golf and Country Club – 8:00 AM shotgun start. Luncheon at 11:45 AM. To register, contact the Chamber 870-425-5111
- **May 19th – Bare Necessities Fun Run/Walk** – Cooper Park – Registration ends at 7:30 AM. Starts at 8:00 AM (Rain or Shine. No Refunds). Early Registration fee is \$20 for adults; \$30 later registration. Children under 12 can enter with a donation of one new & unopened package of children's underwear, size 5-12. Registration Forms can be picked up/dropped off at Mountain Home Chamber of Commerce – 1041 Highland Cir #59, Centennial Bank – 665 Hwy 62 E, or 1st Community Bank – 610 Hwy 62 E. If you would like to make a donation but would not like to run, you can purchase a shirt for \$15.00.
- **May 22nd – SkyMeadow Fine Arts Spring Concert** – 6:30 PM to 8:00 PM. Youth String Orchestra – Dunbar Auditorium – 500 Bomber Blvd. Mountain Home, AR.
- **May 25th – Friday Night Block Party** – At the outdoor stage at the Mountain Home Square – Live music, prize giveaways, and food vendors onsite. Bring your own chairs or blankets. Contact: Ron Shire 870-404-6347 or ronshire@hotmail.com

Presented to you by:



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