

The King Team's...

Service For Life!®

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The KING Team

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Dear {FIRST_NAME|Friend}...

Outpatient surgery may appear to be harm-free, but there are risks you should be aware of. In today's *Service For Life!*® Free consumer newsletter, you'll learn what you can do to avoid complications after having outpatient surgery.

You'll also learn about tricks car dealers use, DIY pest control– plus fun facts, a trivia challenge, and lots more.

We apologize for the inconsistency with the Newsletter recently. We are working on making it everything you are used to and more. Try to keep in mind that even when you don't see it we are still here working for you and your friends and family so please keep them coming. They are literally the life blood of our family.

The KING Team

REALTOR®

Keller Williams Consultants Realty

P.S. When you notice people talking about real estate in the next few weeks, can you tell them about the free consumer information I provide?

They may be people wanting to move away for retirement or relocating for a job and need to sell their home. If you'd like to help them learn important tips and strategies for getting a fast, top dollar sale, tell them about my Free Consumer Report called, "**Secrets For Selling Your Home For Top Dollar.**" Then give them my phone number - 937-645-0447. Or, you can always request a copy for a friend by emailing me by [clicking here](#).

Today's Brain Teaser . . .

What is a word made up of four letters, yet is made up of three? Although is written with eight letters, and then with four... Rarely consists of six, and never is written with five?

(see answer below)

Four Ways To Make Outpatient Surgery Safer

Simply by its nature, outpatient surgery sounds like it would be less invasive and safer than procedures that require overnight care in the hospital. However, unintended consequences can happen. Here are tips for keeping yourself safe and healthy during outpatient surgery.

1. **Select your surgeon carefully.** Even if your procedure seems minor, your doctor should be board certified in the field that is relevant to your condition, and his or her certifications should be up-to-date.

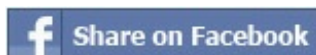
Also, ask how many similar operations he or she has performed in the past year, and see how this compares to peers. Check a surgeon rating website such as

www.checkbook.org/surgeonratings/ to find out how your surgeon ranks.

2. **Disclose all current medications and supplements.** Your surgeon and anesthesiologist need to know about every prescription and OTC medication and supplement you are taking, as some can cause complications during and after surgery. Have this conversation well in advance of your procedure, because you may need to stop taking certain meds two weeks or more before the operation.

3. **Prepare in advance.** Put your body in the best possible condition by eating well, getting enough sleep and exercising regularly. Stop smoking and drinking prior to your surgery. And don't let anxiety get the best of you. Deep breathing (greatist.com/happiness/breathing-exercises-relax), positive thinking, and meditation help put you in the right state of mind.
4. **Ask all questions.** Make sure you fully understand your procedure and what you can expect afterward. Have a plan for your recovery, and make arrangements ahead of time if you need to hire human help or implement mobility and dietary changes in your life.

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How To Get Top Dollar Selling Your Home...

If you're thinking about selling your home soon, request my Free Consumer Guide, "**7 Insider Tips To Net More Money Selling Your Own Home.**" This report will be your secret weapon to maximize the net profits from the sale of your home. To request your copy, email me by [clicking here](#).

What Car Dealers Don't Want You To Know

Car salespeople have a reputation for sneaky sales tactics – and rightfully so! There are deceitful tricks throughout the entire car-buying process, so it is always best if you know what to watch out for before stepping foot on the car lot.

- **You hold the power.** Buyers used to walk into car buying blind, but today there is a lot of information online to inform you before you purchase. Do your research in advance and have a general idea about what you want to buy and how much it should cost with websites like edmunds.com, autotrader.com, and consumerreports.org.

And, if you know what you want to buy, don't be persuaded by dealers to upgrade or try something else if it's not what you want.

- **Negotiating does not end with the price.** You might want to breathe a sigh of relief once you've agreed on a price, but don't let your guard down yet. Car dealers make a commission on extended warranties and extra features like sealants and fabric protectants – features you either don't need or can get a better deal for elsewhere – so just say no.
- **Don't fall for the "today only" price pitch.** These high-pressure tactics are designed to force you into a decision before you are ready. Very rarely is a price available *only* today. Always take

your time when making a big decision like buying a car.

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A Heartfelt Message To Our Special Clients and Friends...

We want to share a little secret with you. We don't spend our time cold calling or pestering people for business. Instead, we focus 110% of our efforts on giving such outstanding service that people naturally think of us when a friend, neighbor or family member needs a caring and competent REALTOR®.

We would like to take a moment to acknowledge and thank those special people in our lives who've helped build our business with their enduring support and referrals. We couldn't do it without you!

Fun Facts and Laughs

DIY Pest Control . . .

Before you call in a top-dollar professional to handle your pest invasion problem, try one of these cheaper options:

- If you have ants, make a spray of vinegar and water (one part vinegar to one part water). Spray at their entrance into the house, whether it's at a door, window, or baseboard. Spray their trail completely.
- Make homemade ant bait with a mixture of Borax and sugar. Place the mix in small containers. If sugar doesn't work, mix Borax with something fatty or oily.
- If gnats are a problem, let soil in indoor plants dry out completely. This kills any larvae that are nested there.

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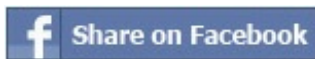


Fun Facts About Twins. . .

- Mothers of twins have, on average, longer lifespans.
- Taller women are more likely to have twins.
- You can tell identical twins apart by their belly buttons.

- Twins are twice as likely to be left-handed.

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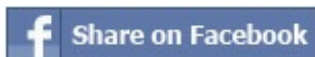


Websites for Outdoor Adventures . . .

Why sit inside when a world of adventure waits out your front door?

- www.rei.com – In addition to selling gear, REI offers an array of classes (many of them free) to help prepare you for everything from cycling and hiking to camping and climbing.
- www.geartrade.com – Gear can be pricey, but you can buy it used for a fraction of the price at this site.
- www.nps.gov – Find a U.S. National Park near you to begin exploring today.

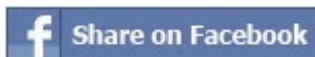
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Weird Festivals Around The World. . .

- Bloomsday in Dublin, Ireland: Every June 16, locals follow the scenes of the book Ulysses, which takes place in a single day on June 16, 1904.
- Night of the Radishes in Oaxaca, Mexico: On December 23, sculptors turn average radishes into works of art.
- International Hair Freezing Contest in Yukon, Canada: Using only water and the cold air, contestants compete to create the craziest hairstyles every March.
- Gilroy Garlic Festival in Gilroy, California: Held every July, this garlic-themed event is supposedly one of the largest food festivals.

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Here's A Free, Valuable Resource...

Now You Can Search The Home Market, Get Helpful Community Information, AND Receive Important Resources For Saving Time And Money When Buying Or Selling At **www.the-**

Trivia Challenge for the Month...

Who is the most nominated male actor in Academy Award history?

- a) Paul Newman
- b) Jack Nicholson
- c) Spencer Tracy
- d) Laurence Olivier

The answer is b) Jack Nicholson. He has had 12 nominations (three wins), followed by Laurence Olivier with 10, Spencer Tracy with 9, and Paul Newman with 9. Let's move on to *this* month's trivia question.

Brain Teaser Answer:

"What" has four letters, "yet" has three letters, "although" has eight letters, "then" has four letters, "rarely" has six letters, and "never" has five letters.

Thanks For Thinking of Me!

Did you know I can help you or any of your friends or family save time and money when buying or selling a home? Thanks for keeping me in mind with your referrals...and spreading the word about my services.

Real Estate Q & A . . .

Q. How can I net more money selling my own home?

A. Here are three important tips:

- **Set the right price from the start.** Homes that sell for the most money are priced right when they go on the market.
- **Create a comprehensive plan to market your home.** You can target buyers through flyers and open houses, but your home should be listed in the official MLS database by a REALTOR® so more buyers see it and you get a price closer to what you're asking.
- **Hire an experienced Home Marketing Expert.** A REALTOR® who knows how to effectively market your home can net you more money. Plus, they can save you time by assisting you with every aspect of the sale, from pricing your home to coordinating the closing process.

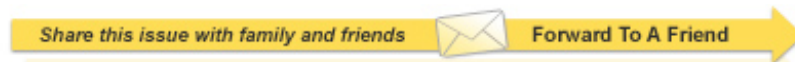
You can learn about these tips and more in my Free Consumer Report called ***"7 Insider Tips To Net More Money Selling Your Own Home."*** Ask me for a copy and I'll send it right over.

Do you have a real estate question you want answered? Feel free to call me at **937-645-0447** or email me by [clicking here](#). Perhaps I'll feature it in my next issue!

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