

Insider Tips for Healthy, Wealthy and Happy Living – [View in browser](#)
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TheKING Team's...

Service For Life!®

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What Factors Affect My Home's Value



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Hi Folks...

Determining and addressing energy drains in your home can save hundreds of dollars annually—and you don't need a professional to catch basic issues. In today's *Service For Life!*® Free consumer newsletter, you'll learn some simple ways to inspect and fix common energy problems with a do-it-yourself home energy audit.

You'll also learn how to help a loved one suffering from depression, how to predict the weather using clues in nature – plus fun facts and lots more.

We want to send a HUGE 'THANK YOU' to all those who stopped by October 15th to our Great Pumpkin Giveaway. We gave away almost 450 Giant Pumpkins. It was a

Great day and everyone left full and happy.

Mike, Ashleigh & Kim

The KING Team, Realtors®
Keller Williams Consultants

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

They may be people wanting to move into a smaller home. To help them learn important tips and strategies for getting a fast, top dollar sale, tell them about our Free Consumer Report called, "***Secrets For Selling Your Home For Top Dollar.***" Then give them Mike's phone number - 937-645-0447. Or,

REQUEST YOUR COPY

Today's Brain Teaser . . .

You walk into a room with a kerosene lamp, a candle, and a fireplace. What do you light first?

(see answer below)

How To Save A Bundle On Your Home Energy Bill

Have you ever conducted a "Home Energy Audit" on your home? It could save you a lot of money by lowering energy costs. A home energy audit evaluates how much energy your home uses. Though a professional audit is a good idea, here's how you can conduct a personal walk-through assessment of your own to help cut costs.

- **Seek out air leaks or drafts.** Look for gaps along baseboards, on the edge of flooring, around outlets and switches, and where walls meet the ceiling. Anywhere two different building materials meet is a potential place for leakage. If there are cracks or holes, seal them (depending on where they are, use *caulk* or *weatherstripping*. You can search energy.gov for those products to learn how to use them).
- **Evaluate insulation.** Insufficient insulation contributes to heat loss, especially in

older homes, but it's inexpensive to fix. Find out how much insulation is recommended for homes in your area, then go into your attic and measure the depth of your home's insulation. To measure insulation in the walls, you'll need an infrared thermometer, which can usually be rented from stores like Home Depot or Lowe's.

- **Assess heating and cooling features.** Furnaces, air conditioners, and other similar features should be inspected annually or as recommended by the manufacturer. Check and replace filters as needed, and make a note to keep them cleaned and changed on a regular basis (usually monthly).
- **Identify energy-sucking appliances and electronics.** Even if you aren't using them, anything that is plugged in to an outlet may be consuming standby power. Common culprits include office equipment like printers and kitchen appliances such as coffee makers. Unplug these items when they aren't in use, or plug them into a power strip that can be turned off.

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Thinking Of Buying A Home Soon?

If you're planning to buy a home in the next 6 months, you'll want a copy of our Free consumer guide, "**7 Secrets For Saving Thousands When Financing Your Next Home.**" Our report will help you avoid frustrations and costly pitfalls when buying a home. Simply call Ashleigh to get a free copy...**937/537-1722**

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Help Someone With Depression

Depression isn't talked about often, but about 7% of adults in the United States (nearly 16 million people) have shown signs of being depressed in the past year. If you know someone who shows signs of depression, here are four tips to help your friend or loved one:

1. **Recognize symptoms.** Common signs include lack of interest in things the person used to enjoy, problems with sleeping, showing feelings of hopelessness, and withdrawal from daily activities and conversations.

2. **Listen.** Do not deny what the person has to say. Instead, validate their feelings. Keep in mind that speech may be slow and less coherent, so be patient.
3. **Encourage them to find help.** You can provide support and listen to their concerns, but a trained professional should assist with long-term care. Offer to help find information for mental health resources or make an appointment, if necessary.
4. **Enlist help from others.** If they are resistant, talk to other important people in their lives (such as family, clergy, or healthcare professionals) to ensure they get the help they need.

If your loved one may be suicidal, don't assume the situation will simply pass. Let them know you take their feelings seriously, and offer to accompany them to the hospital. Call their doctor or your own for advice if you need help deciding what to do. If it's an emergency, call 911; responders are trained to deal with mental health crises. You can call the National Suicide Prevention hotline 24 hours a day for help and information at **800-273-TALK**. You can also chat online with someone at:

<http://www.suicidepreventionlifeline.org/>

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Thank You! Thank You! Thank You! Thank You! Thank You!

Thanks to all of our clients and friends who support our practice and graciously referred us to your friends and neighbors. Rather than pester people with unwanted calls and visits, we build our business based on the positive comments and referrals from people just like you. We couldn't do it without you!

Fun Facts and Laughs

Can You Predict the Weather?

With a smartphone in hand, you always have the weather forecast at your fingertips. But how can you tell if it will be sunny, rainy, or stormy without this handy device?

Observe animals. Animal behavior often reflects a change in air pressure, which is often

a sign of upcoming rain. Bees and butterflies disappear, and insect-eating birds fly lower to the ground.

Watch the moon. If you see a halo around the moon, it's because ice crystals from high-altitude cirrus clouds are reflecting light. These clouds are a sign that a low-pressure warm front – and a storm – is on its way.

Time the thunder. Because light travels faster than sound, you can tell how far away a storm is – and whether it's moving toward or away from you – by counting the seconds between seeing a flash of lightning and hearing the thunder. Divide the number of seconds by five, and that tells you the approximate distance of the storm.

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Rain-Ready Proverbs . . .

Remember these time-tested proverbs and you'll be ready the next time it's going to rain.

"Red sky at night, sailor's delight; Red sky at morning, sailors take warning."

"A ring around the sun or moon means rain or snow coming soon."

"When clouds appear like rocks and towers, the Earth's refreshed by frequent showers."

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Job-Hunting Websites . . .

Looking for a new job? Start here first.

[www.LINKEDIN.com](#) – Create a resume and search for opportunities on this social networking site.

[www.GlassDoor.com](#) – Employee reviews of hundreds of employers.

[www.Indeed.com](#) – A search engine that aggregates job listings from a number of sources.

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Common Travel Scams . . .

Keep your eyes open for these scams when you visit a new destination.

- Street magicians work with people dressed as tourists watching the magic act. When you move in to watch as well, the accomplices pick your pocket.
- A cashier very slowly counts through your change, hoping you'll just accept the change without it being fully counted out, but it is not the full amount you are owed.
- Scammers make fake takeout menus and tuck them under motel doors. When you call to order, you never receive the food, but your credit card information is stolen.
- A street seller offers your wife/girlfriend a rose, asks you to pay an outlandish price for it, then makes you feel guilty if you refuse.

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Would You Like To Know How Much Your Neighbor's Home Listed Or Sold For?

Maybe you're just curious. Or maybe you want to know how much your home is worth. Either way, we can help...with no "sales pitches" or run-arounds. Call Mike at **937-645-0447** or Ashleigh at **937-537-1722** and we'll give you all the facts.

Brain Teaser Answer:

Light the match first.

Real Estate Q & A . . .

Q. What factors affect the value of my home when we sell it?

A. If you're thinking about putting your home on the market, here are some of the most important factors affecting its value:

- Comparable homes in the area that sold in the past 30-90 days. If some of the

recent sales were short sales or foreclosures, it may affect the value of your home. Also, the more homes currently available for sale, the lower the value your home may have.

- **Your location.** Access to highways or public transportation, the quality of your school district, and too few (or too many) commercial or residential developments can have an effect on a home's value.
- **Major home systems.** If your water heater, electrical, or heating and air-conditioning systems aren't working properly it can have a significant affect on the price a buyer pays for your home.

Want to learn more? Ask for our Free Consumer Report called "***6 Steps For Selling Your Home For TOP DOLLAR.***" we'll send a copy right over to you.

Do you have a real estate question you want answered? Feel free to email us. Perhaps we'll feature it in our next issue!

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