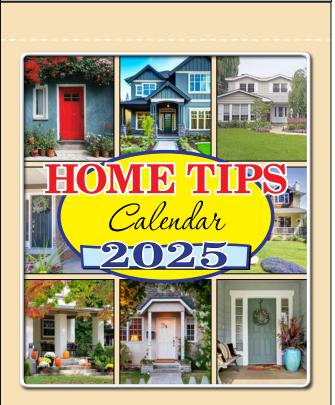


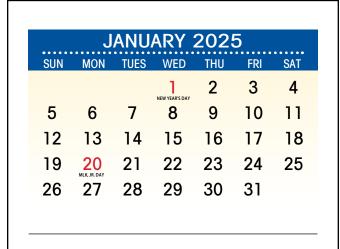


# Beverly Johnson ABR, CRS, REALTOR®

Office: (573) 386-2964 Toll-Free: (800) 357-3658



# **Your Custom Business Card is Printed Here**





#### **HOME STAGING FOR SMALL SPACES**

For small homes, staging is a strategic selling approach that can transform a space, making it appear more spacious and open. By highlighting the selling features and focal points, you can create a winning impression.

## The Frontside Features a Larger Calendar **New Backside with Easy to Read Instructions**

## **Front**

#### 8 9 10 11 13 14 15 16 17 18 12 20 21 22 23 24 25 27 28 29 30 21 19 HOME STAGING FOR SMALL SPACES

#### **Back**





		JUL	Y 20	25		
SUN	MON	TUES	WED	THU	FRI	SAT
		1	2	3	4 normonic ox	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		
	1					
11		ELEVAT	E YOUR	HOME'	S CURB	APPEAL
			ng the ex ne is cruci			
			ne is cruci on on visi			
			eal of you projects		y doing s	imple
		WEEKEIIU	hi nierra s	sucii as.		

## **Back**



Create a welcoming entranceway, landscaping, or deck with outdoor lights or solar accent lighting. Install a beautiful lantern near the doorway or line a walkway with solar garden lights for a more appealing look. Keep the driveway clean and free of debris and oil stains.
 Fill in your driveway's cracks or recoat it with asphalt seal
 Repair peeling paint on exterior doors and windows.

5 6 8 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 KEEP HOME SMELLING FRESH Are you seeking ways to keep your home smelling fresh and inviting all day long? Follow these tips to create an environment that is both coathing and enfronting allows.



- Change your furnace filter regularly to improve your home's air quality. Add a few drops of your favorite essential oil to the disposable filter, or clip a car deodorizer to your vent's metal slats to disperse a fresh scent.







SUMMER HOME & HEALTH TIPS

♣ Before the heat sets in, inspect your HVAC air filter, ducts, condenser coils, aluminum fins, blower components, and refrigerant levels to ensure its optimum performance, ♣ Before embarring on a long trip, turn off all the water supply valves to your sinks, toilets, and washing machines to prevent potential floots. Enhance your home se security while away by adding a timer light and installing a motion-activated sensor on an outdoor flood light. ♣ Use a broad-spectrum sunscreen with an SPF-30 or higher to avoid subnums. Stay hydrated and wathon ut for signs of dehydration, heat cramps, or heat exhaustion, including nausea, dizziness, waskness, headache, and pale skin. ♣ Avoid mosquito bites with a good quality insect repellent, and prevent standing water in your yard and flower pots. Stay indoors during dusk and dawn to limit your exposure to mosquitoes' prime feeding time.





- Remove all debris from your garden beds and apply a fres layer of mulch to keep out moisture loss and weeds. Trim any overgrown branches of shrubs and trees that may be touching your house. Check your gutters and downspouts for any leaves or debris and clear them out with a water hose. Inspect the roof for any water damage, missing or broken shingles or tiles, and arrange for any necessary repairs.
- Inspect the exterior wood trim for any damage and check the seals around windows and doors. Repair any water stains, new cracks, warping, or bilstering paint. Clean all of your windows and screens. Take down the screens and

	examine them for any holes. Repair or replace if needed.
٠	Inspect your smoke and carbon monoxide detectors to
	ensure they are all in working order. Remember to replace
	the hatteries every six months.

SUN	MON	TUES	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				
1	***					
1		FALL H				
		Fall is a g				
110		maintena and exter				



a bad connection, winch can pose a severe fire nazaro.

\*Pull weeds, then apply 2-3 inches of bark mulch around
the base of shrubs and trees to minimize moisture loss and
suppress new weed growth. Prune hedges and trees, and
trim any tree limbs growing near your roof and chimney.

\*Keep your gutters and downspouls. Gutters should
also be free of rust, cracks, and holes to prevent leaking.

SUN	MON	APR TUES	VED	025 THU	FRI	SAT	
JUN	MON	1	2	3	4	5	
6	7	8	9	10	11	12	
13	14	15	16	17	18	19	
20	21	22	23	24	25	26	
27	28	29	30				
BEST HOME SELLING TIPS Selling a home can be daunting, involving many steps and considerations. Your goal							



2 13 14 15 16 17 1				1	2	3	4
	5	6			9	10	11
0 20 21 22 23 24 2	12	13	14	15	16	17	18
13 20 21 22 23 24 2	19	20	21	22	23	24	25
26 27 28 29 30 31 MILLOWERS	26	27	28	29	30		

9 10 11 12 13 14 15

16 17 18 19 20 21 22 23/<sub>30</sub> 24 25 26 27 28 29

8





			Y 20			
SUN	MON	TUES	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31
	30/6					
1	<	FASY (	GARDE	NING T	IPS	
						beauty to
100	50年間	vour pro	nerty and	net fres	h produce	e for your



	will also save you from forgetting to water your lawn.
4	<ul> <li>Feed and water plants regularly, especially if they are grown in pots or containers. Container-grown plants need more plant food and water than those grown in the ground.</li> </ul>



٦	BOOST YOUR HOME'S VALUE
*	Fix any broken floor tiles and re-grout. Consider replacing your worn-out carpet with laminate flooring to give it a hardwood look without the added expense.
*	Give your kitchen a cosmetic makeover by painting the cabinets, installing decorative pull knobs, and replacing oldinets, installing decorative pull knobs, and replacing oldinates in the kitchen and bathrooms. Apply new cau around sinks and faucets, change outdated light fixtures, and add more lights throughout the home.
۰	Give a boring brick fireplace a facelift with a fresh coat of paint. You can also use high-gloss paint to give it a beautiful, contemporary look.
٠	Maintain a healthy lawn, and spruce up the landscaping. Flower containers, water features, outdoor sculptures, and stepping stones can be added to create a focal point. Installing landscape lightings, planting flowers, and addir fresh mulch can also boost your yard's appearance.

SUN	MON	JUN	IE 20	)25 THU	FRI	SAT	
1	2	3	4	5	6	7	
8	9	10	11	12	13	14	
15	16	17	18	19	20	21	
22	23	24	25	26	27	28	
29	30						
HOME IMPROVEMENT TIPS When considering a home improvement voiset, the protential return on investment voil depend on the home's market value and the local real estate market conditions. Here are some tips for better resale value;							





SMALL BATHROOM MAKEOVER If you have a small bathroom, it may not be possible to enlarge the physical space. However, you can create the illusion of spaciousness with clever design and decorating techniques. Here are some tips:	South of the process and
2026  JANUARY FEBRUARY S M T W T F S S M T W	Citchen Reference Common Substitutions  1 Tapp, cornaterch = 2 Tapp, all-purpose flour 1 cup butter = 76 cup oil + 12 tapp, salt 1 cup sugar = 1 cup packed brown sugar 1 cup sugar = 2 cup salted powdered sugar 1 cup com syrup = 1 cup white sugar = 1/A cup water 1 egg = 1 Tapp, water + 2 Tapp, com oil 1 cup sour cream = 1 cup plain yegurt 1 clove gardine = 18 tap, partie powder

