

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

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HOME STAGING FOR SMALL SPACES
Creating a good first impression is crucial when selling your home. By welcoming the buyers with a sense of warmth and comfort as they step into your home, you're setting the stage for a successful sale. Ensure the front entrance is sparkling clean and inviting. Add potted flowers on the porch or hang a lovely wreath on the door to enhance the appeal.
Organize and declutter. Remove items that no longer serve a purpose in your home. Store, discard, or donate them as needed. Create a storage system for the remaining items to keep everything in order. Keep furniture minimal and arrange it to create a smooth traffic flow. Choose a focal point to accentuate the room.
Stick to light-colored walls, such as shades of sand and beige. Also, consider buying more lights or increasing the watage of light bubs throughout the house for a brighter and more inviting atmosphere.
KEEP HOME SMELLING FRESH
Incorporate indoor plants throughout your house. Certain plants like bamboo palm and peace lily can help purify the air in your home while beautifying your surroundings.
Simmer citrus slices and herbs like lavender or mint in a small saucepan. You can also simmer cinnamon sticks, vanilla, or rosemary. The heat will diffuse the sweet scent throughout your house.
To keep your kitchen smelling fresh, clean your garbage disposal. Run lemon or lime rinds through the disposal, followed by lots of hot water to eliminate any odors.
Change your furnage filter regularly to improve your home's

throughout your house.
To keep your kitchen smelling fresh, clean your garbage disposal. Run lemon or lime rinds through the disposal, followed by lots of hot water to eliminate any odors.
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.
To neutralize pet odors, sprinkle baking soda into carpets and furniture. Leave overnight and vacuum the next day.



Front



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SUMMER HOME & HEALTH TIPS Summer is a time for outdoor fun, and caring for your home and yourself is essential to ensure a safe and comfortable copreince. Here are some helpful tips to								
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Back











BEST HOME SELLING TIPS Selling a home can be daunting, involving many steps and considerations. Your goal is to get the highest possible price for your home in the shortest possible time. Here are some tips that can help you achieve this goal:





- - 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.
 - 6 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 time for any damage and check the seals around windows and doors. Repair any water stains, new cracks, warping, or bitstering paint. Clean all of your windows and screens. Take down the screens and examine them for any holes. Repair or replace if needed.
 - Inspect your smoke and carbon monoxide detectors to ensure they are all in working order. Remember to replace the batteries every six months.



- Before listing your home, consider hiring a professional home inspector to assess its condition. This will help you identify any hidden issues or defects that need to be addressed. This proactive step can also help you avoid potential delays or deal-brackers during the sale process, ensuring a smoother transaction.
- ensuring a smoother transaction. Make all the necessary repairs. Fixtures and appliances such as faacets, drains, and exhaust fans must be in good working order. Leaky faacets should be repaired or replaced, and exit attention should be given to the kitchen and bathrooms, as these areas are more susceptible to damage than others. Remove weeds and spent Howers from flower beds. Spruce uy ovur landscapen, by handing colorif flowers in the front yard. Make sure the landscape, shrubs, and trees are well minitained. Repair any cracks in the driveway or sidewalk to enhance the overall curb appeal of your home.









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BOOST VOUR HOME'S VALUE Your home is a valuable asset that needs regular care and attention. You can enhance your home's appeal and boost is value in many ways without spending too much more, Here are some easy fus:								

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- FALL HOME MAINTENANCE THES
 First a professional chimary sweep to inspect and dean your wood-burning fireplace or wood stove chimney. A chimney sweep will ensure the chinney is free of residue build-up that can cause fires, soot, and other debis.
 Address your home's electrical issues promptly and test the electric outlets to ensure they work correctly. If a circuit breaker trips occasionally, it could indicate faulty wiring or a bad connection, which can pose a severe fire herazrd.
 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 then her wire a year. A professional can inspect and flush out denis from your gutters and downspouls. Cately as should also be free of rust, cracks, and holes to prevent leaking.



- Use caulking and weatherstripping to cover home air leaks.
 Fill in gaps around windows and doors, especially those leading to your attic, crawlspace, garage, and basement.
 Also, make sure that your door sweeps effectively block air infiltration.
- Improve your home heating efficiency and indoor air quality by regularly checking, cleaning, or replacing central heating filters. A clogged air filter can hinder airflow and strain the system, leading to energy wastage.
- system, reading to energy wasage.
 To reduce your energy bills, add energy-efficient insulation to your home. Poor insulation can cause drafty rooms and uneven temperatures. Insulate your attic and the pipes passing through unheated rooms.
- Check your roof's flashing and shingles for damage. Trim overhanging tree branches that extend over your roof to minimize the risk of harm from winter's heavy rain or snow.



- Fix any broken floor tiles and re-grout. Consider replayour worn-out carpet with laminate flooring to give it a hardwood look without the added expense. cing
- a instruction of which a cosmic in makever by painting the cabinets, installing decorative pulk knobs, and replacing old daucets in the kitchen and abthrooms. Apply new caulk around sinks and faucets, change outdated light fixtures, and add more lights throughout the home. Give a boring brick freglace a facelift with a fresh cost of paint. You can also use high-gloss paint to give it a beautiful, contemporary look.
- A 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 lightloss, planting flowers, and adding fresh mulch can also boost your yard's appearance.



- Use lighter hues or natural colors to paint the walls. A monochromatic paint scheme can also be effectiv as tone-on-tone or different shades of one color for and trim. Textured paint finishes can add depth to w , such
- Maximize floor space by replacing a tub with a shower stall. Consider replacing a traditional vanity cabinet with a pedestal-style vanity or wall mounted sink.
- Good lighting is crucial in a small bathroom. Use bright lights for tasks like showering, shaving, or applying makeup. A dimmer switch for overhead lighting can help you control the room's ambiance, making it feel more spacious and relaxing.
- Choose tall, stand-alone, over-the-toilet cabinets for more storage. They are decorative and functional for storing towels and other bath supplies. Replacing the plain vanity mirror with a stylish one can create an elegant focal point.

Kitch	en Reference
Comm	on Substitutions
1 Tbsp. cornsta	rch = 2 Tbsp. all-purpose flour
1 cup butter	= 7/8 cup oil + 1/2 tsp. salt
1 cup sugar =	1 cup packed brown sugar
1 cup sugar = 2	cups sifted powdered sugar
1 cup corn syrup =	1 cup white sugar + 1/4 cup water
1 egg = 1 Tb:	sp. water + 2 Tbsp. corn oil
	cream = 1 cup plain yogurt
	ic = 1/8 tsp. garlic powder
	n juice = 1/2 tsp. vinegar
1/2 cup	oil = 1 stick of butter
Measurements 3 tsp. = 1 Tbsp. 5% Tbsp. = 1/3 cup 16 Tbsp. = 1 cup	Food Equivalents
1 cup = 8 oz. 2 cups = 1 pint	14 sq. graham crackers = 1 cup crumbs
2 cups = 1 pint 2 pints = 1 guart	1/2 pint heavy cream = 2 cups whipped
2 pints = 1 quart 4 guarts = 1 gallon	1 medium orange = 2 Tbsp. grated rind
4 cups = 1 gallon 4 cups = 1 guart	3 medium apples = 3 cups sliced
16 oz. = 1 lb.	1 medium lemon = 3 Tbsp. juice 1 stick butter = 1/2 cup or 4 oz.
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