

THE MONTHLY BUGLE

The Official Newsletter of Coldwell Banker Antlers Realty, Inc.



MONTHLY AGENT HIGHLIGHT

Jessy Mundy

I was born in the Great Northwest just outside of Seattle, Washington. My family relocated us to Wyoming when I was 13 years old. I feel blessed to have had the opportunity to experience the best of both worlds, city life and living in a small town.

My younger brother and I have taken full advantage of everything Wyoming has to offer and spend our free time riding horses, dirt bikes, four wheelers, and basically anything else you can do outside.

My childhood centered a lot around my parents concrete pumping business and exposed me to the world of construction from my early years. Growing up on various job sites I was able to see really what goes into building from the ground up and I was given the chance to meet all kinds of great people!

I graduated from Powell High School in Powell, Wyoming and consider Powell to be forever my hometown. Throughout high school and my early adult years, I spent time pursuing a career in early childhood development, as well as many different customer service type positions. Recently, life has drawn me in the direction of real estate, and I couldn't be more excited about helping people find their dream homes and enjoying the lifestyle of the wonderful state of Wyoming that I love so much!

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Clean out closets and storage areas to make these spaces seem more spacious.

2. [A Fresh Perspective](#). Help prospective buyers envision your home as theirs. Depersonalize it by removing family photos, sports memorabilia and personal knickknacks.
3. [At Face Value](#). Think about what minor home repairs and improvements you can implement to make a big impact on the selling price.
4. [Sparkle and Shine](#). Now is the time to put a little elbow grease into tidying up.
5. [Neutral Territory](#). Return to neutrals when you're ready to sell.
6. [At First Glance](#). The moment potential buyers see your home, an impression is formed, so make sure it's a good one. Capture their attention with curb-appeal ideas.
7. [Scents of Smelliness](#). Don't ignore unpleasant odors in the air. Pet smells, smoke-laden fabrics and mistiness inside a home can discourage buyers.

7 Tips for Today's Sellers' Market

Written by Tracey Ellison of CB Blue Matter

If you've been thinking about selling your home, or you're suddenly compelled to do so given today's explosive sellers' market, you're not alone. Many savvy homeowners are taking advantage of the moment and there's no time to waste in getting your home in tip-top shape and ready to sell. Here are a few things you can do to make your home stand out from the crowd, appeal to more buyers and sell quickly.





Professional Building in the Heart of Cody! 1409 17th St. Cody, WY

FOR SALE

3,062 square feet of ready-to-go dental/medical/healthcare office in a high traffic central location. Property features include on-site parking, reception area and payment desk, 5 semi-private exam rooms plumbed for water/vacuum/O2/nitrous, a private office/private bath, 2 public bathrooms, staff break room, multiple storage, work and equipment rooms.

MLS #10017103



Listing Broker: Rick Brasher (#:162)

Email: rick@codyproperty.com

Cell #: (307) 272-5757

- 5 Treatment Rooms
- Private Office w/ Private Bathroom
- Meeting Room/Storage
 - Staff Break Room
 - Mechanic Room
 - Front Office
- 2 Public Bathrooms
- 2 Storage Rooms
- Sterilization Room
 - Lab
 - Reception Area
- 10 On-site Parking Spots
 - Lot Size: 1.34 acres
 - Zoning D2 & R3
- Private & Public Entrance

Industry Highlight

GET PRE-QUALIFIED!

One of the most important things to do when starting the home buying process is getting a pre-qualification letter. We talked to **Brandon Douglas - Branch Manager at Mortgage Solutions Financial** to see why it's such an essential asset.

First and foremost, Prequalification lets you establish yourself as a serious buyer. This empowers you in a few different ways:

1. Real Estate agents will take your intent seriously.
2. You will have an edge in a competitive market. Prequalified buyers have a distinct advantage.
3. Your home search will be more efficient. You will be in your new home sooner.

The prequalification process takes into account your debt-to-income ratio, your existing assets, your credit history, and your ability to make a down payment. With this information in hand, we can better identify the type of loan and the loan amount that will support your long-term goals.

THINGS NOT TO DO BEFORE BUYING A NEW HOME

- Change jobs
- Use credit cards excessively (Keep your balance at 30% or less than the card's limit)
- Fall behind on any credit account or miss payments
- Let anyone pull your credit
- Make a significant purchase
- Cosign on a loan
- Change bank accounts
- Transfer large sums of money between accounts
- Make any unusually large deposits over \$100



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**EVERY HOME LOAN HAS A STORY.
LET'S WRITE YOURS.**



FACT:

Nearly 60 percent of renters don't have a renters policy.

If you live in a rental home or apartment, chances are you don't have the proper insurance. Despite the fact, that rented homes are more likely to be burglarized than owner-occupied properties.

"If think that your landlord is financially responsible when there is a fire, theft or other catastrophe—think again," warns the Insurance Information Institute. "Your landlord may have insurance to protect the building you are living in. But your landlord's policy won't replace your personal possessions or pay for your living expenses while the building is being repaired. The only way to protect yourself financially against disasters is to buy a renters insurance policy."

Renters insurance covers your possessions, liability and additional living expenses.

COMMUNITY CONNECTION

SOUTHFORK FREE RANGE TURKEYS

Raised on a turkey farm in England, Vicky Nye brings her idea of properly raised birds to Southfork Free Range Turkeys, an operation she and her husband CJ started just 8 miles up the beautiful Southfork valley in Cody. With an annual count of over a hundred traditional black turkey hens, Vicky and CJ raise these proper turkeys naturally, without animal protein or growth promoters. The birds forage in natural vegetation and grass with a diet containing at least 70% cereal grains, resulting in a 20+ pound finished turkey the Nye's customers rave about!

Check them out below at their Facebook or on their website!

2021 BIRDS ALREADY SOLD OUT!!



Shop Local.



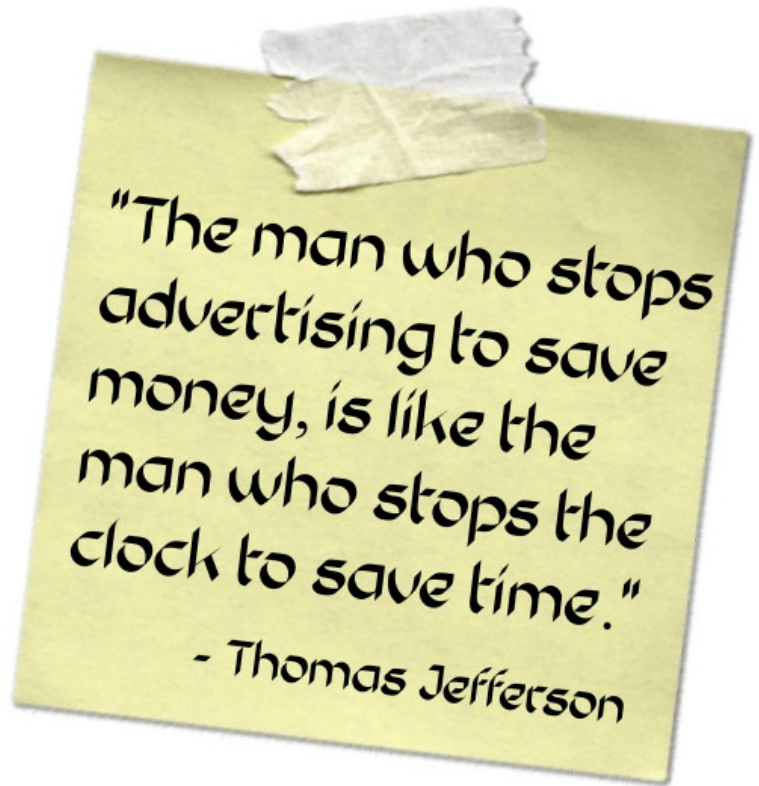
@southforkturkeys

southforkfreerangeturkeys.com

FRESH, OVEN READY THANKSGIVING TURKEYS IN CODY, WYOMING

DID YOU KNOW?

Cody is home to three pioneer homes that were ordered from a Sears Catalog in 1908.



Have a safe
and Happy
Thanksgiving!



Why did the house go to
the doctor? It had a
window pane.



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