

THE MONTHLY BUGLE

The Official Newsletter of Coldwell Banker Antlers Realty, Inc.



**COLDWELL
BANKER**
**ANTLERS
REALTY, INC.**

Get Rid of Winter: Spring Cleaning Checklist

Now that spring is finally on its way, it's time to say goodbye to all the bad memories of winter and hello to a fresh start. One way to banish winter is to start spring cleaning your house. Even if it's still a bit chilly outdoors, you might find that giving your home a good scrubbing helps you feel better about the seasons to come.

Deep Clean

Dust tends to collect over the winter, especially in homes that have forced air heat. No matter the type of heating system your home has, spring is the perfect time to deep clean areas you don't really think about.

Swap Out Your Linens

Spruce up your bedroom by trading in your heavier comforter or quilt for a duvet or bedspread that really screams spring.

Out with the Old

Part of spring cleaning for many people is putting away their winter wear and bringing out their spring and summer clothing. As you swap out your closet, take the time to sort through and weed out any items you don't like anymore or that you didn't really wear last spring or summer.

Once your home is clean, you can start thinking about ways to refresh your home.

EXPLORE WHAT'S INSIDE THIS ISSUE:

*Staging Tips to Sell Your Home
This Spring - 2*

620 Shoshone St. Powell - 3

Industry Highlight - 4

*Seven Crucial Tips for First-Time
Renters - 5*

Community Connection - 6



Staging Tips to Sell Your Home This Spring

Written by Gustavo Gonzalez of CBBlueMatter

Whether on television, at an open house or on the pages of a magazine, we've all seen stunningly outfitted estates that deliver a true wow factor – and listing price – that properties without staging just cannot match. Buyers quickly fall in love with homes that have a strong character while wordlessly conveying the lifestyle they would enjoy if they lived there. Before listing your property, consider that proper staging is one of the most important factors in enhancing your home's appeal and most flattering features.

First Things First

In order to entice potential buyers, you must think outside the box – but to start, examine what needs to be done to get your home in showplace shape. Check under older carpets for lovely hardwood, survey the ceiling for cracks or leaks to seal, consider having the pool or tennis court resurfaced and focus on boosting your curb appeal. Once your home is a clean slate, you are ready to begin.

Neutral Rules

When using achromatic tones on painted walls and furniture, ensure that the staging pieces do not distract from the form of the home. When staging for luxury, color psychology can signal buyers that they're working with a discerning seller who has elevated the home to its full, indulgent potential.

While buyers will always notice houses with splashy displays, that doesn't necessarily mean they will find them appropriate for their tastes. Staging experts often use furniture, rugs and paint in neutral hues to help buyers overlay their own creations onto the scene and more easily discover the home could be the perfect fit.

Character Is King

For smaller sitting rooms, offices or charming nooks, instead of cluttering the area to make it appear as if much can be done with the layout, take a more minimalist approach to ensure that each individual piece has room to breathe and directs attention to the space itself.

On the other hand, if you have a cavernous room, think about creative ways to section it off and separate it into more manageable areas with rugs or furniture in unique arrangements. The same approach can be applied to unusually shaped rooms.

Attractive Accents

While a visually busy room is an easily avoided faux pas, keep in mind that going completely neutral is not the answer either. In order to strike that oh-so-delicate balance between sensible furnishings and handsome décor, decorate with stylish accents that lend a perfect finish to any lifestyle.

Any artwork on display should be minimal and tasteful, so buyers can easily picture how they will customize the space on their own, and personal items like family pictures, sports memorabilia and other personal items should be stored.

When a buyer enters your front door and explores the home room by room, they'll be thinking about how they will personalize it with their own touches, and how much of a transformation might be needed to get it suited for them. With beautiful furnishings in place and just the right level of flair, they won't have to work very hard to visualize their new life – and that gets them one step closer to making your house their new home.





620 Shoshone St. Powell



Check out this unique, tri level 4 bedroom home! Located in a quiet and established neighborhood, this house is great for all potential buyers! Enjoy cozy nights next to the wood burning stove, and summer evenings on the back patio! The yard is fenced for privacy, and the detached garage allows for lots of extra storage space in the back! There is a well on the property currently used for watering the lawn.

MLS#: 10022904



Listing Agent: Jessy Mundy
Email: jessy@codyproperty.com
Cell #: (307) 202-2305

FOR SALE

Industry Highlight

9 Things A Good Real Estate Agent Should Do For YOU

Thinking about buying or selling a home? Before you pick a real estate agent, arm yourself with a little knowledge about what he or she should handle.

Whether you find an agent online or take your sister's coworker's Aunt Suzy up on her offer, this article will ensure you get the most out of the experience.

Here are nine things a good real estate agent should do for you:

1. Be Available to You.

The first thing a real estate agent needs to be is accessible. Calls and emails should be answered ASAP, and communication should be clear and easy. If you don't get a response by the end of the day, find another agent.

2. Handle All Scheduling.

Your agent should schedule listing appointments for any properties you express interest in. He or she should also show you similar listings, off-market listings, and exceptional properties in another area that might work even better for your needs. If you can't be there in person, your agent should walk you through the listings on FaceTime, and send pictures and video recaps with additional detail.

3. Help You Get Pre-Approved for a Mortgage.

If you don't have a lender, your agent should be able to connect you with one. It's a good practice for both client and agent to secure mortgage pre-approval before looking at listings; This gives your agent an accurate picture of your budget, while showing him or her that you're a serious buyer.

4. Educate You on the Market.

Your agent should know the local market inside and out, advise you on the best properties for your budget and goals, and share details on comps to manage expectations about pricing.

5. Have a Marketing Plan.

Make sure he or she is prepared to market your listing to the fullest. Take a look at past listings, or ask him or her to share how they marketed a recent listing in a similar budget. Your agent is the person who comes up with open house ideas, runs social media ads, oversees photography and video tours, and promotes your listing to buyers; Make sure he or she has a good aesthetic eye, creative ideas, and knows how to run a full-scale marketing campaign.

6. Close the Deal.

Yes, you *want* a star negotiator who can get you the best price, but you *need* someone creative and experienced enough to close a deal when things get difficult. When sellers have second thoughts or want to change the terms of the agreement, a great agent will find a solution, make a concession, or come up with a compromise.

7. Manage the Inspection.

Any agent can recommend a local home inspector, but a great agent should recommend the *best* local home inspector. You need an inspector who is independent, experienced, and competent, who will catch every issue and bring all of the details to your attention. Your agent should also attend the inspection and fully explain the implications of the findings—including going to bat for you to get a price reduction or other concession from the seller when warranted.

8. Streamline the Closing.

Your agent will be there to see you through the closing. He or she is the one who will make sure documents are signed, money is transferred, and keys and deeds are turned over.

Seven Crucial Tips for First-Time Renters

Getting the keys to your first apartment is a rite of passage for first-time renters—especially if you’ve been living under Mom and Dad’s roof for too long. Ah, sweet independence! Time to cue the party playlist. But wait ... let’s hit pause and rewind first. You really need to know the following seven things before renting your first apartment.

1. How much rent can you afford?

Before you start looking for apartments for rent, you need to determine just what you can afford. Your rent should be no more than 35% of your gross (meaning total, pretax) income. So if you make \$5,000 per month before taxes, you should pay no more than \$1,750 per month in rent. That’s the max; ideally you’ll want to pay less than that (so you can start saving up to buy a place one day, right?).

2. Find a real estate agent

Sure, you can take the Craigslist route and try to find an apartment on your own. But you may do better to get help from a professional. In most rental markets, you can work with a real estate agent free of charge, since the apartment owner typically pays the agent’s commission.

3. Consider intangibles

When viewing apartments, it’s easy to get caught up in aesthetics, says Soldwisch. You know, like the deck where you could put a grill, or the spacious living room that will be perfect for dancing when you throw that housewarming party. Don’t let these details prevent you from noting potential issues. Did you notice a noisy neighbor? How’s your cell phone reception? How long will your commute be to work?

4. Understand the application process

Independent landlords and property management companies typically charge a \$30 to \$50 application fee per adult to run a credit and background check.

If your credit score is above 700, you should be in good shape. If you’re below that marker, however, you may want to attach a letter to your application explaining your credit history—and what steps you’re taking to improve it. If your score is below 600, you’ll need a co-signer who has good credit. Before asking Mom or Dad to co-sign, make sure your parent knows what it entails. “Your co-signer is putting [his or her] credit score on the line,” says Soldwisch, adding that the person is also liable for paying rent if you miss a payment.

5. Review the lease carefully

With your real estate agent—who can help you survey the lease agreement to ensure you’re getting a fair shake—or on your own, consider these terms and conditions.

- Rent increases. Most lease contracts enable the landlord to raise rent when the agreement expires. If there’s no cap on the rent increase, try to negotiate one.
- Subletting. The agreement should state the requirements for subletting. For example, the landlord may require any subletters to submit a rental application and add their name to the lease. Some leases prohibit subletting entirely.
- Notice of lease termination. When a lease agreement expires, you typically don’t just pack your bags and leave. A standard lease transitions to month-to-month—a switch that’s often accompanied by a rent increase. Review the lease to see how much advance notice you need to give the landlord if you’re not planning to renew. Thirty to 60 days’ notice is normal.
- Miscellaneous fees. Your lease agreement spells out all of the fees (e.g., utilities) that you’re responsible for paying in addition to the base rent. Many landlords require a pet deposit. Some might also charge you a professional cleaning fee when you move out that’s taken directly from your security deposit. (You typically receive your security deposit back within 30 days.)

6. Do a thorough walk-through

You kick the tires when buying a used car, so do the same here. In other words, scrutinize your apartment for pre-existing damages when you move in. Take photos for documentation and provide copies to your landlord so that he or she can’t deduct the cost of repairs from your security deposit later on. Also, don’t just look at walls and floors. Check outlet covers, shower rods, and blind cords for wear and tear.

7. Always get renter’s insurance

Many lease agreements require it, but if yours doesn’t, renter’s insurance is still a must. The average renter’s insurance policy costs between \$15 and \$30 per month. Consult your insurance company to ensure that you purchase adequate coverage. You can often get a discount by bundling it with your car insurance.

COMMUNITY CONNECTION

SENIOR SPORTING CLAY SHOOT

Shooting for the Future *Sporting Clay Shoot*

Sporting Clay Shoot proceeds to benefit the 2024 Cody High School senior class party



May 11th, 2024
10 a.m. Start Time
Cody Shooting Complex

5 Person Teams
Individuals Welcome

\$75 per shooter - Awards & Lunch

Sponsored by



COLDWELL BANKER
ANTLERS
REALTY, INC.

802 Canyon Ave
Cody, WY 82414
307-587-5533
www.CodyProperty.com

Contact - 587-5533
for registration information



The Cody Shooting Complex hosts the Coldwell Banker Antlers Realty Shooting for the Future Sporting Clay Shoot at 10 a.m., Saturday, May 11th, 2024.

Proceeds from the Sporting Clay Shoot will benefit the 2024 Cody High School Senior Class Graduation Party.

Organizer Rick Brasher Broker/Owner of Coldwell Banker Antlers Realty, Inc., said the eleventh annual Sporting Clay Shoot will feature 5-person teams and individual shooters are welcome.

The cost is \$75 per shooter, and the registration includes awards and lunch.

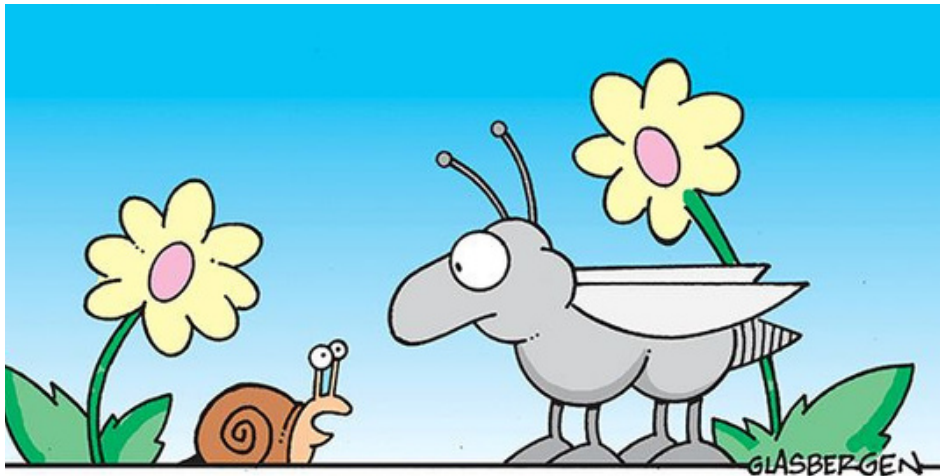
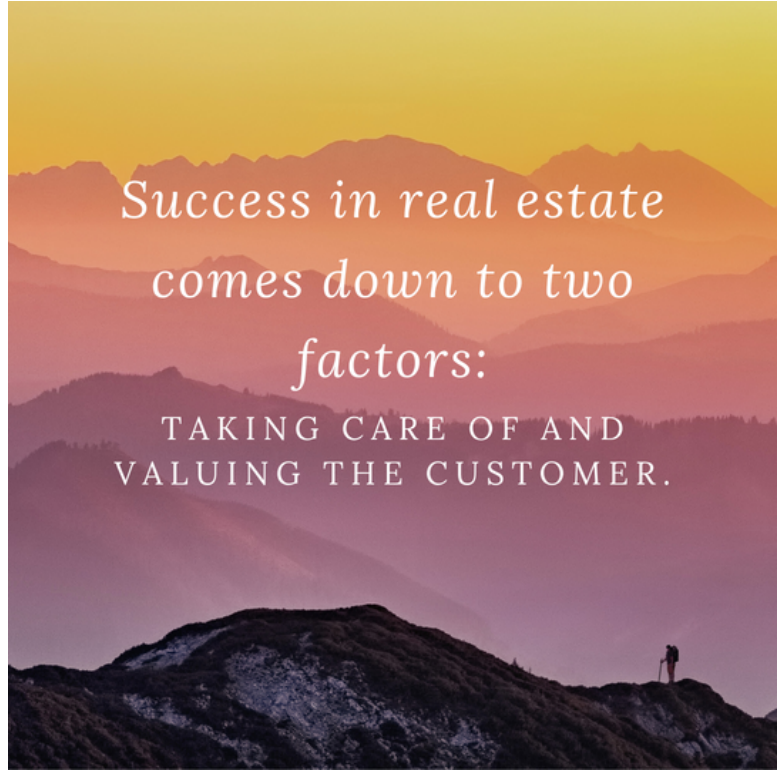
“We started this Sporting Clay Shoot in 2013 for the young people of Cody High School, and we have raised nearly \$93,800,” Brasher said. “It’s exciting that we’ll break the \$100,000 threshold in this year’s shoot.” “Our future is our youth and contributing to an event that keeps them safe the night of graduation is an honor.”



COLDWELL BANKER
**ANTLERS
REALTY, INC.**

Did you Know?

The first realtors were called “curbstoners.” Whwn a house was for sale, they would rush over, put up a sign and sit on the curb in front of the house from 9am - 9pm ushering prospective buyers in for an “inspection.” It limited each realtor to sell just one house at a time.



“Soft colors, strategic lighting and effective use of mirrors make it feel like a much larger home.”



COLDWELL BANKER
ANTLERS
REALTY, INC.

802 Canyon Ave.
Cody, WY 82414
307-587-5533
codyproperty.com

FOLLOW US!

