



# MARCH NEWSLETTER 2017

## Quote of the Month:

“A secret to happiness is letting every situation be what it is, instead of what you think it should be!”

## I. How to Buy a House in a “Hot” Market

- A. **Be Fast**; when you see a house you want to make an offer on you must be prepared to make an offer that same day or at least the next day. Another offer that comes in may be accepted immediately.
- B. **Pre-Approval Letter**; (a Pre-Qualification does not count), must be strong, I always recommend an approval for the maximum your lender will allow. This does not mean you have to buy a house for that much, it just makes you appear as a stronger buyer.
- C. **Multiple Offers**; what if they have received several offers? You can also offer a higher price and agree to pay “X” amount over list price and agree to pay the difference in cash if the house does not appraise. You would only do this if you have extra cash beyond your deposit and you really love the house and see the long-term value.
- C. **Inspection**; you can always back out at time of inspection if you find something you do not like about the house and still get your deposit back.
- D. **Appraisal**; if house does not appraise for the purchase price you can back out unless you have agreed to a higher price and agreed to pay over list price and guaranteed the offer price.
- E. **Cash**; this is usually the strongest offer you can make. Most sellers will accept a full cash offer over a mortgage offer. It is hard to bid against a cash offer because it does not require an appraisal be done.



## II. Buying a Pool Table, etc.



Pool tables are often a fixture of basement remodeling; they're a great way for children and adults to enjoy their time. However, installing these tables may not be as easy as one would think. Imagine finishing your basement remodel and realizing your spacing is off and you don't have enough room to play. It's a nightmare that happens far too often.

Below we've placed a guide, put together by [PoolDawg](#), which informs people of exactly how much space they'll need in order to properly use their pool table. Logically, these measurements may change slightly from person to person depending on stance, height and comfort level.

Check it out:

### HOW MUCH SPACE DO I NEED FOR MY POOL TABLE?

Proper Spacing for Installing a Pool Table

We field hundreds of billiards related questions a day. One theme that comes up frequently is about the room space requirements for a pool table. What we're providing below are the minimum space requirements for placing a 7-foot, 8-foot or 9-foot table in your game room. The chart assumes you'll be playing with standard-size (57 inch) pool cues. These minimum space requirements are considered industry standards.

7-FOOT TABLE	8-FOOT TABLE	9-FOOT TABLE
3.5' X 7' TABLE SIZE	4' X 8' TABLE SIZE	4.5' X 9' TABLE SIZE
38" X 76" PLAYING AREA	44" X 88" PLAYING AREA	50" X 100" PLAYING AREA
13' X 16' MINIMUM ROOM SIZE	13'6" X 17' MINIMUM ROOM SIZE	14' X 18' MINIMUM ROOM SIZE

ONE SQUARE ON GRID REPRESENTS ONE SQUARE FOOT

Naturally, these measurements may vary from person to person slightly depending on your stance, cue length and general comfort level. One way to determine the amount of space that will work for you is to mock up the space where you're planning to position the table. For example if you're installing a 4' X 8' table, measure and mark the area where the table will sit, and then take your standard pool-playing stance over the area, stroking a few times in the process. You'll know very quickly whether or not you have enough space for your pool table.

For those who don't have the space to play with standard cues, we have a selection of shorter one-piece cues ranging from 36" to 52". These shorty sticks are also great to have if you happen to have obstructions in your game room. The Trouble shooter brand one-piece cues are the best short sticks because they are weighted and shaped to feel like a full-length shooting stick.

III. **Larry's List** - this is the latest (still in progress) resource for all our clients; **Michigan Directory of Real Estate, Builders, Home Improvements & Specialty Services**. We will have over 500 contractors, service companies, home products, builders and specialty services for you to use. This directory will be much easier to use than going on the Internet and yes, we will have sources covering not only the tri-county area but the entire state of Michigan. Our goal is to have 1st revision done by April 1, 2017 but constant revisions will be updated 4 times a year. This is a free directory to all our clients and associates and can be found on our website under Resources.

11 Page

## Larry's List

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### Michigan Directory of Real Estate, Builders, Home Improvements & Specialty Services



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*Enjoy the Holiday,  
Larry, Celeste & Jordan*



**2379 BELMONT COURT, TROY, MI 48098**

**\$4,000/ MONTH- FOR RENT NOW!**



Stunning Colonial in Beautiful Beach Forest! Elegant Throughout. 2 story foyer w/ winding staircase. 2nd stairs lead to kitchen. New double ovens, stainless steel appliances & granite counters. 9' ceilings in living & dining rm. Butlers pantry w/ wine rack. Large nook between 2 story great room with wet bar & kitchen. Hardwood flrs in halls, kitchen, nook & 2nd floor hall. Beautiful master bdrm w/ large bath & 2 huge walk-in closets. Jack & Jill bath for 2 bdrms & 4th has own bath. Lower Level professionally finished with 5th bdrm, media rm, full bath, recreation rm & storage. Complete security package w/ alarm system & 4 outside cameras. Beautiful, professional landscaping in both front & back. Recreation pool is great for a restful summers eve as well as volleyball to enjoy during the day. Pool alarm on fence gate. Yard goes uphill to play and nature area. Full 3 car garage with plenty of storage cabinets. Looking for a good renter or corporation lease, 1-3 years accepted.



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**7207 28 MILE, WASHINGTON TWP. 48094**

**\$500,000 - COMING SOON ON THE MARKET!**



Wow!! Country Living in the City! Luxurious Living in this custom built, by Craftsman, cape cod with over 5,400 sq.ft. of living space, including finished w/o bsmnt w/ 2 gas fireplaces. Inc. 4 oversized bdrms, 3 of which could be mstr bdrms, 1 on main flr, incredible, very lg great rm w/ vaulted ceilings perfect for entertaining, kitchen w/ much storage & counter space that serves lg dining rm & brkfst nook. Very unique home w/ plaster walls, oak plank flrs & 4 special-ty woods designed into flrs & walls. Has new furnance, AC unit, hot water heater & 7 yr old roof. Many newer windows + original Anderson windows. Inc. beautiful inground pool leads to w/o bsmnt. Also included is 2000 sq.ft. storage barn that could be used to store up to 8 vehicles or work related equipment. Oversized 2 car garage & dog pen, deck, patio, circle drive over 3 hilly acres that inc. 1.25 ac. separate parcel that could have a house built on it. Pool table included. Don't miss the low taxes or this unique home!



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