

Newsletter 2017



First, *think*.
Second, *believe*.
Third, *dream*.
And finally, *dare*.
Walt Disney

1— SELL YOUR HOUSE WITH THESE 5 FRESH SMELLS:

What's that smell? The sense of smell is the strongest of all the senses to connect buyers to a home. While a bad smell can really deter buyers, a good smell can tempt buyers to a sale. From "green" scents to seasonal scents, discover the right smells for triggering positive emotions and home sales.

1. **Pine**—Don't we all love that fresh pine scent? Especially with the holidays around the corner, it's a great scent to greet buyers when they walk in the door. If you don't want to put up a live tree, you can simply hang a wreath of tree trimmings or some fresh garland. You can't go wrong with setting a holiday mood to inspire a sale.

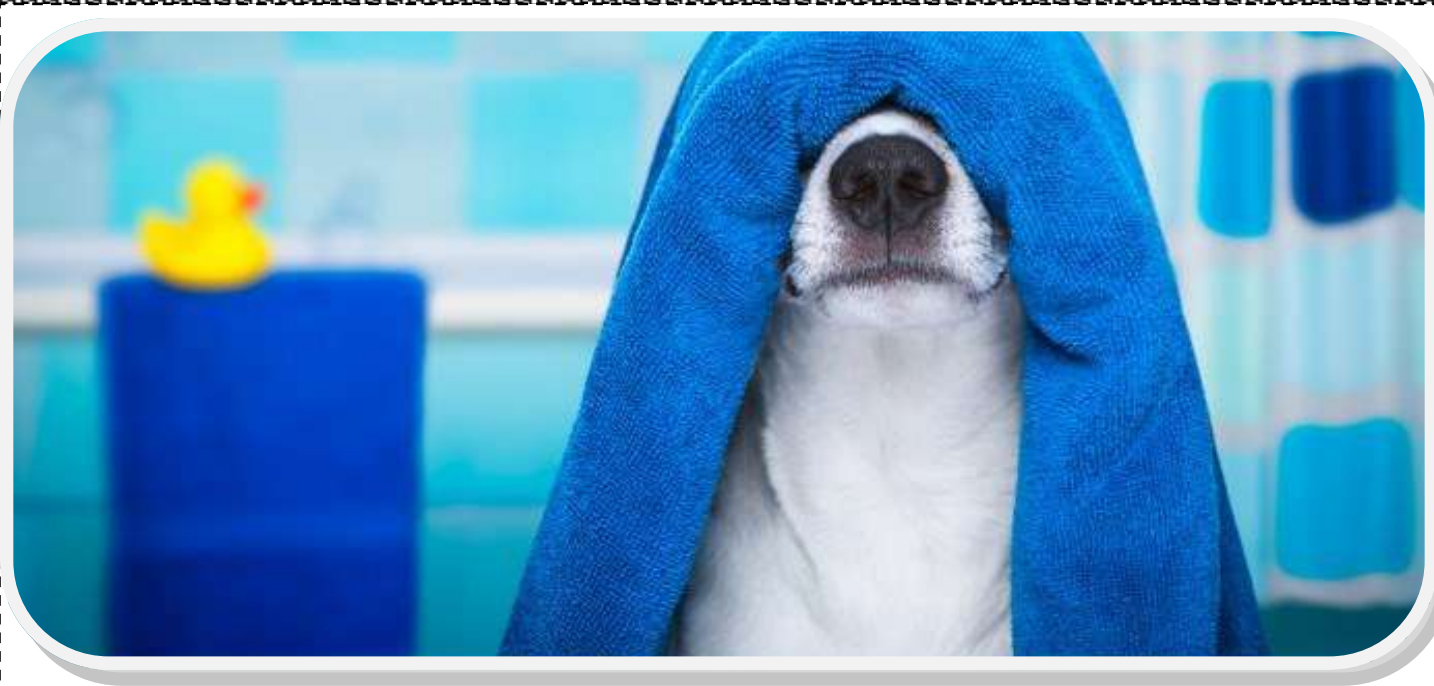
2. **Clean** —Most of us associate "clean" with strongly scented cleaning products and disinfectants. It can even make buyers nostalgic. But remember, a little goes a long way. You should dilute your cleaning solutions so buyers don't get overwhelmed.

3. **Natural**—Sometimes the best scent is no scent at all. Try using "green" cleaning supplies, baking soda and other non-scented products that neutralize odors. The idea is that simpler is better, so you want to avoid complex, artificial smells from potpourri, sprays and plug-ins, which can actually distract buyers and turn them off.

4. **Baked** —Nothing can make a house smell more like home than freshly baked goods, but be sure to stick to simple smells like vanilla, cinnamon and fresh bread. You don't have to really bake anything. One trick is to boil some water and throw in a few cinnamon sticks an hour before a showing.

5. **Citrus**- Using actual fruit is one way to get a clean smell without all the cleaning products. Lemon, orange and grapefruit scents are best. One great tip is to grind up lemon or orange rind with a few ice cubes in the garbage disposal. This will freshen up the kitchen, one of the most important rooms in the house.





11—How to remove dog smells from your home (because honestly most dogs do stink):

Removing dog smells from a home is a challenge all dog owners have to face at some point. Because dogs smell like, um, *dog*. But rather than relegate your beloved four-legged family member to an outdoor canine cabana 24/7, there are other things you can do to rid your home of that doggy funk.

Why dogs smell the way they do.

First, you need to get to the bottom of what's causing that malodor. According to PetMD, a dog's skin produces an oil that's an important part of a healthy animal—but alas, it has a distinct (and not always pleasant) scent.

Regular bathing and grooming should keep this odor to a minimum. But if that doesn't seem to do the trick, your pup might have a skin or dental infection, which is causing him to smell less than fresh.

So if you suspect that the odor has gone beyond regular dog musk, it might be time to see the vet to rule out bigger issues.

How to remove dog smells from your home

Once you've eliminated the possibility of a medical condition causing your *eau de dog* aroma, it's time to look at solutions that will have your home smelling great (or at least not like a kennel) again. The cost of these remedies ranges from peanuts to pricey, so depending on your budget and your desire to banish that scent with minimal effort, there's a product out there that will meet your needs.

Cleaning expert and dog owner **Leslie Reichert**, aka The Green Cleaning Coach, shares her routine on how to get rid of dog smells in the home:

- Vacuum dog beds once a week.
- Wash dog beds every other week.
- Vacuum floors twice a week depending on the type of dog and its shedding pattern.
- Wash hard floors like tile and vinyl with a strong cleaning solution and very hot water.
- Use a cover on any furniture that dogs are allowed on and wash the cover weekly.

Natural dog odor eliminators

Liberally sprinkling baking soda, a natural odor eliminator, on your furniture or carpet and allowing it to sit overnight is a great first step to neutralize dog smells. Plus, it's completely safe for your fur baby.

Another option is to look to your bar cart. Reichert advises spraying areas where dogs lie with vodka. Really?

"Yes, vodka will remove the dog smells when it evaporates. I do this three times a week," she says.

How much should you use? "Just a spritz," she recommends.



Purify the air

While air purifiers definitely make a positive difference, they need to be high in quality, says Reichert, who recommends Austin products such as the Air Pet Machine Air Purifier (Amazon, \$594.99).

This model's multistage filtration includes a true HEPA filter, which traps 99.97% of allergen particles. With three speeds, it purifies up to a 1,500 square foot space.

Soak it in

When you're dealing with stubborn dog odor, you want something that will absorb the smell, not mask it. Reichert recommends Fresh Wave Continuous Release Odor Eliminator (Amazon, \$39.03).



Made from extracts of soy, lime, pine needle, aniseed, clove, and cedar wood, Fresh Wave odor-removing gel is both biodegradable and nontoxic. Best of all, "it's an odor neutralizer," Reichert says, "not a cover-up."

Spray and neutralize

If you want more of a spot-cleaning spray, Reichert recommends the Citrus Magic Pet Odor Eliminator (Amazon, \$9.40), which neutralizes the strongest pet odors on contact. Thanks to a blend of vegetable enzymes, its nonstinging, noncorrosive formula can be used on any surface, including ... wait for it ... your dog's coat.



Tips for Preventing Fires in the Home

Everyone sets off a smoke alarm every now and then, but actual home fires happen more than you may realize. According to the National Fire Protection Association (NFPA), there were more than 358,500 home fires per year from 2011-2015, resulting in an annual average of \$6.7 billion in damage. Here's what you need to know to prevent fire in your home.



Where Fires Start

Home fires are most likely to start in the kitchen, with cooking equipment being the leading cause. Never leave a burning stove unattended, and make sure towels, curtains and other flammables aren't too close to the cooktop. Have a lid handy to help smother potential flames.

Space heaters, chimneys and fireplaces are also cause for concern. Buy heating equipment with automatic shut-offs, and keep heaters away from upholstered furniture, clothing and bedding. And be sure to have your chimney professionally cleaned and inspected every year.

Smoke Alarms

Your home should be equipped with functioning smoke alarms. The NFPA recommends and most city codes require having one alarm on each level of your home, inside each bedroom and outside each sleeping area. Test alarms monthly and replace batteries twice a year. Install on the ceilings but do not install within 12" of the walls. Smoke rises and does not go into the corners of rooms.

Bedrooms in the basement: Michigan code requires an egress window in any room used as a bedroom. Window must not be more than 42" off the floor and must easily open in case of a fire. A door wall in the basement does not eliminate this requirement.

Fire Escape Plan

It's also important to have a fire escape route planned in case evacuation is necessary. Walk through each room in your home and identify two possible exits in case of fire. Be sure to set a meeting place where everyone should gather once they are safely outside.

Practice your escape plan and these safety tips regularly. Fire safety is never something you want to leave to chance.



Have a great
Thanksgiving!!
Larry, Gisele and Agatha



Larry Williams, Realtor ® (248) 917-2323 asklarrywilliams@gmail.com ; LarryWilliamsRealtor.com

13820 BROOKSIDE Drive, Sterling Heights 48313

\$289,900

Must see this fantastic home !



Incredible house, virtually all updated with updated kitchen and new 2016 appliances. Both baths updated with dual flush toilets and jet shower heads. Doors all new 2016. Newly painted 2016 and 2017. Roof in 2007. Furnace and AC 2005. Some carpeting 2016. Basement completely finished into mans cave. New custom garage door (2016) for oversized 2 car garage. All new stamped concrete 2016 unbelievable landscaping with custom fountain and deck area. Private backyard, partially fenced. Includes custom built shed. Also, energy star doors and light fixtures, smart thermostat and smart meter. You cant find another house this updated. You must see to appreciate all the work that was put into this house. Price reflects the condition, don't compare to similar homes unless you have seen it. [MLS# 217094580](#)



Larry Williams, REALTOR®

(248) 917-2323

asklarrywilliams@gmail.com

LarryWilliamsRealtor.com



23552 US -23, Beringer 49759

\$225,000— OR \$1,500*/MO—LAKE FRONT

VERY MOTIVATED SELLER—WILL CONSIDER ALL OFFERS



PURCHASE LEASE: SELLER HELPS YOU BUY HOUSE NOT RENT. 25% RENT REBATE FOR 1ST YR IF PURCHASE LEASE. \$8000 NON REFUNDABLE DEPOSIT. NO SEC DEPOSIT. PURCHASE PRICE \$225,000. SEE MLS #217025628. MAIN REQUIREMENT IS A GOOD JOB/INCOME. BANKRUPTCY/FORECLOSURE ACCEPTABLE IN MOST CASES. SPECTACULAR LOG HOME W/ CATHEDRAL CEILING IN GR & STONE FP. CUSTOM KIT W/ CEDAR, WOOD FLRS, 2 BRDS and LOFT SLEEPS 6 OR MORE, 1.5 BATH W/ 700 DEED-



ED ACRES FOR ATVS, HUNTING, BOATING, BEACH, FISHING & WALKING TRAILS. 2 CAR ATT GAR & CEMENTED 5' STORAGE UNDER HOUSE. #MLS 217025625

Larry Williams, REALTOR®

(248) 917-2323

asklarrywilliams@gmail.com

LarryWilliamsRealtor.com

