

October Newsletter 2016



Quote of the Month:

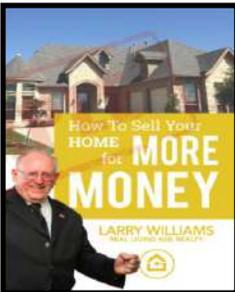
"The expert in anything was once a beginner" - Helen Hayes

I. New for The Williams Team

We have aligned ourselves with a book company who specializes in writing books for real estate. They offer over 100 titles for every subject in real estate you can imagine. We have selected 9 titles that we feel will provide the most valuable information for our clients.

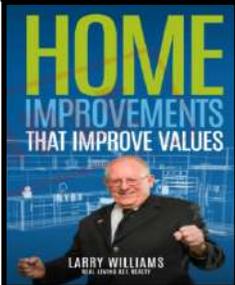
We have read every book and have been impressed with the content. We will be handing out these books at our trade shows and to our clients who we feel will benefit by reading them.

Although it appears that Larry has written these books, which is the way the company has set up their promotions for the book, he has only approved their contents. We will spotlight 3 of the books this month and if any of our readers would like any of these books all you have to do is ask. Following is a brief summary of each book.



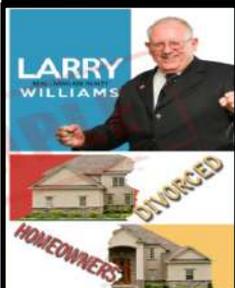
Book #1: How to Sell Your Home for More Money

Emphasis is on curb appeal, de-cluttering, neutralizing, staging and your pets. Very informative and easy reading.



Book #2: Home Improvements that Improve Values

Points out the benefits of remodeling versus the costs with real emphasis on ROI (Return on Investment). Details on both outside and inside, room by room. A must read to prepare your house for selling.



Book #3: Homeowners & Divorce

We can't say enough about this book. A must read if you are either going thru or thinking about a divorce. Things you must know about how a divorce effects whether or not to keep or sell your home and how the court system is so involved and what each spouse must know about their legal situation.

II. Home Show: The Novi Home Improvement & Garden Show

Dates: October 14-16;

Hours: 10:00 am—8:00 pm

is coming up and we will be there.

We have free tickets for 4 people if anyone wants them—first come, first

serve. This show has all kinds of special products to help improve

your home, such as doors, windows,

flooring, pictures, building materials, roofing, decks, sunrooms, landscaping and hundreds more products for your home. They often have big discounts on many of these products so please take advantage, our booth is # 417 and we are in the 3rd aisle as you enter the show. Please stop by and ask for your free book!

THE NOVI HOME SHOW
Home Improvement & Services
Decorating • Landscaping
October 14-16, 2016
novihomeshow.com

SUBURBAN COLLECTION SHOWPLACE
In Novi—On Grand River, south of I-96
between Novi Road and Beck Road

Show Hours:
Friday
2-8 p.m.
Saturday
10 a.m.-8 p.m.
Sunday
10 a.m.-5 p.m.

One Complimentary Admission

- Visit siding professionals, landscapers, builders, kitchen and bathroom remodelers, waterproofing experts, countertop installers, basement refinishers and much more!
- Tour multiple manufactured home models from Michigan Manufactured Housing Association members.
- Attend seminars provided by Great Lakes Ace Hardware on DEWALT® tools, Valspar Paint and Craftsman tools.
- Watch Boyce Thompson, author of *The New, New Home* talk about innovative new home products.
- Reduce and reuse while you remodel at the Home Builders Association (HBA) of Southeastern Michigan's Super Surplus Sale.

Ticket good for one complimentary admission. Must be presented at show entrance. Box office closes one hour prior to show closing. Expires October 16, 2016.



III. The PRO's and CON's of Hanging a TV over a Fireplace:



Cons - from Interior Designer Tamara Leicester

- ♦ A TV over the fireplace situates the television to the most important position in the room and that is sad.
- ♦ Bigger concerns are aesthetics and ergonomics, TV's are unattractive and too high to be viewed comfortably.
- ♦ When designing a room, the fireplace is the focal point of the room, the most interesting architectural feature that draws your attention. The television takes away from this design feature and should not be mounted above the fireplace.
- ♦ Neck strain often results from the height of the TV because most mantels are too high above the floor. If you have to lift your chin to look at the screen, that is too high and will make watching television very uncomfortable.
- ♦ Wiring - visible wires hanging down from the television are unsightly, especially if this is a brick or stone wall. It is very difficult to hide these wires unless the home was pre-wired to hang a TV above the mantel.
- ♦ Heat - it is also possible that exposure to heat can be damaging to some TV's and can possibly void the warranty. Always check the manufactures warranty policy.
- ♦ Televisions have their rightful place in our homes but it should not be front and center over the fireplace.

III. The PRO's and CON's of Hanging a TV over a Fireplace (continued):

Pros—per Matt Clawson, a REALTOR of Clawson Construction, a custom home builder

- ◆ The fireplace is no longer the center of our daily lives. We want to be entertained and informed and the big screen is where the show is watched.
- ◆ Designers face numerous problems trying to orient furniture in our main living area because of space limitations. Putting the TV over the fireplace eliminates most of these design problems.
- ◆ Mounting of TV—numerous special mounts have been designed to make installing the TV much easier and safer. Articulating mounts and hardware have made it so easy and practical to turn the TV in any direction for easy viewing.
- ◆ Horizontal fireplaces are becoming more popular to allow the TV to be mounted even lower to make it even easier to view the television.
- ◆ In new construction, builders are pre-wiring the wall above the fireplace for the placement of a TV. These wires can also be placed behind the drywall in post construction, in most cases with a little extra work.
- ◆ As far as heat concerns, I have never seen any problems with the heat damaging a TV in any way but please do always check the manufacturers warranty. A mantel deflects most of the heat away from the television.



HAVE A HAPPY HALLOWEEN!!

Williams Team

Larry, Celeste & Jordan



1023 GREENTREE, BLOOMFIELD TWP. 48304

\$ 4000/MO. LEASE OR PURCHASE LEASE: \$649,900



PURCHASE LEASE: Rent to Own, Seller helps you buy house not rent. \$4000 monthly lease. 25% of lease payments returned at closing. \$12,000 non-refundable deposit. No security deposit. Purchase price \$649,900. Main requirement is a good job/income. Bankruptcy, foreclosure acceptable in most cases.

Exceptional 4 BR Unique Brick & Glass Contemporary Home. Custom, light filled home & sunrm that is an architectural gem w/ flexible open flr plan. Completely renovated since 2012, has new roof, remodeled bthrms w/ designer vanities, new kitchen, premium cabinets, breakfast nook & over-sized dining area. Rare wood plank tile flrs on main lvl, newly refinished wood flrs on upper lvl. All 4 Season windows new in 2013, entire house repainted in neutral colors. Huge Mstr wing w/ WIC & Dressing Rm & Mstr Bth. 2nd Lg Bdrm w/ unique area that can be WIC, sitting rm or art studio. 2 Lg Entry Lvl Bdrms plus your own office area, great rm & family rm. Home includes 2 gas fireplaces & Lg 2 Car Garage.



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