

AUGUST '21

CG REALTORS

REAL ESTATE NEWSLETTER



WELCOME TO CG NEWS!

Thank you for being part of the CG Realtor Family, and trusting us with one of the most important decisions you can make.

We hope you enjoy our Back to School Edition newsletter, and it is our wish that it will bring a little joy to your day!

School is back in session! Whether your kids are in person or learning from home, lunch can get pretty boring. Here are some fun ideas that everyone will love!

Deep Dish Pizza Cupcakes

<https://www.plainchicken.com/deep-dish-pizza-cupcakes/>

Salad in a Cup

<https://247lowcarbdiener.blogspot.com/2014/06/chopped-salad-in-cup.html>

Pretzel Dogs

<https://letthebakingbegin.com/pretzel-dogs/#comments>

Mini Corn Dog Muffins

<https://onelittleproject.com/non-sandwich-lunch-ideas/>





24246 Palomino Sage Trail Katy, TX 77493

Back to School



School is around the corner! Here's a fun way to get to know your child and help reduce the anxiety of heading back to the classroom!

https://www.papertraildesign.com/all-about-me-printables-interview-template/#_a5y_p=6703992

Our next giveaway is coming soon! Make sure to follow our **Facebook Page @cgrealtorsgroup** for more information.

Client Spotlight:



Robert and Kimberly Wegner

This month we wanted to highlight our clients Robert and Kimberly. We met them in April 2021 and were fortunate they chose our team to list their home for sale. Now, we are excited to share in the closing of their new home! Congratulations and thank you for allowing us to take part in the next chapter of your lives.

THIS MONTHS HOT TOPIC

Should you buy property next to a school. Sometimes the best possibilities might be located near a school, which can be a boon for some—especially those with children or those attending college—and a deal-breaker for others. Here are some pros and cons of living next to a school. Pros: Affordability, nearby playground, increased property value, part-time neighbors, kids can walk to school. Cons: Increased traffic, noisy neighbors, harder to sell, school emergencies, and potential trespassing. Whether a property near a school is desirable or not totally depends on the home buyer or renter. Contact us to discuss which options are best for you!

For Sale



Looking for your next home? Look no further! Here are some hot new listings that could be yours! Call us for more details

<https://www.har.com/homedetail/6511-durford-st-houston-tx-77007/3079150>

<https://www.har.com/homedetail/9354-briar-forest-dr-houston-tx-77063/3384281>

Market Info & Tips



Most homebuyers begin their search online, looking to sites such as Zillow, Trulia and Redfin for house-hunting intelligence, including all-important home values. But those online price estimates might be little more than an algorithm's best guess, and perhaps not even a particularly good one, at that.

Click the link before to learn more.

<https://www.har.com//ri/280/dont-rely-too-much-on-that-online-home-value-estimate/>

Negotiations between you (the seller) and the buyer kick off with the buyer's initial offer. Never sign a purchase agreement before you're clear about what is and is not included in the offer—and how it affects you. Pay close attention to these details:

- Purchase price
- Closing or escrow date
- Special allowances for personal property, home improvements and closing costs
- Contingency deadlines for the home inspection, appraisal and buyer financing
- Additional contingencies such as the sale of the buyer's current home

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NEGOTIATE THE CONTRACT AND CLOSE

PRO TIP



We are here to help throughout the selling process and will guide you every step of the way!