

Gail & Ingrid's

TIPS FOR MAY



If you are going to be grilling

make sure you have a safe grilling area. Keep away from overhangs, fences, deck railings and shrubbery. This is especially important if this is the first time you are grilling this year as trees or shrubbery may have grown since last year. Make sure the grill is in a well ventilated location. Do not close the lid until you are ready to cook. Doing so might put out the fire or cause a rush of flames when the lid is removed. And when you're done, allow the coals to burn out completely before disposing of them.

Whether you are buying a new home or remodeling your current one,



you should be aware of what's new in construction. It's not cheap but wise homeowners are studying what's going on in the healthy housing environment. It's what we have been calling sustainability, meaning environmental health. Projects like supportive flooring, to ease impact on hips, knees, and joints. Then there is circadian lighting to improve sleep and antimicrobial coatings for high bacteria areas like kitchen counters and door handles. A company called Delos in New York City is currently installing these features in existing homes.



Experience isn't expensive... it's PRICELESS!

Gail Steinberg

(818) 728-2211 Direct
gail.steinberg@dilbeck.com
www.GailSteinberg.com
BRE Lic. #01055710

Ingrid Sacerio

(323)333-7018
Ingrid.Sacerio@dilbeck.com
BRE Lic. #01905431



If you do NOT want to receive this at your door either call Gail or Ingrid with your address and we will stop and if you want it emailed we can do that too! Just leave us your email address or email us.

Memorial Day is just around the corner

and many families will celebrate with picnics, barbecues and family gatherings. Many will also observe the holiday by visiting cemeteries and memorials, remembering fallen members of their families. You can observe another tradition by flying the American flag.



What should a person do who wants to buy a home but can't get financing?

There are several steps. First, do not be afraid to ask the lender why you were not approved. You may think you know the answer but you might be surprised. Second, take steps to improve your credit score. There are many useful guides available from reputable sources on the Internet. Some of these steps are simple and effective. Finally, a local lender may be more willing to lend to homeowners from their community than a national lender so look around. However, be careful when shopping around as your credit score may be negatively affected if you make too many inquiries over an extended period of time—usually more than 30-45 days.

"Colfax Meadows"
278 Farmdale Avenue, Studio City



5 bedrooms, 3 baths, formal dining
family room, pool/spa
Offered at \$1,749,000



This is not intended as a solicitation if your property is currently listed with another broker. Information provided by seller or third-party sources. Information not verified or guaranteed. Dilbeck Real Estate is independently owned and operated.