



JAMES BEAVER



Between FRIENDS

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Summer's here and the real estate market is hot! If you're considering buying or selling a home, give me a call today.



Don't let a home system or appliance breakdown get you down! Eliminate stress before, during, and after the sale with a Home Warranty Plan that provides coverage for both the home seller and the home buyer.

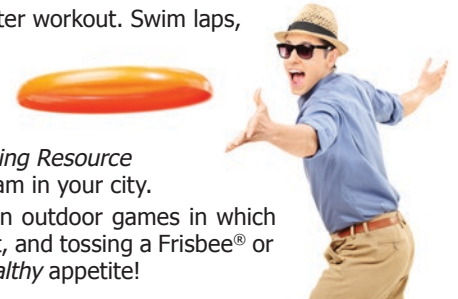
A Home Warranty Plan is a service contract that protects your major systems and appliances for a specified period of time. Should a failure occur during the term of the Plan, a qualified contractor is dispatched to repair or replace the covered item for a reasonable service call fee. Help is only a phone call away, 24/7, 365 days a year!

Health & Safety

Get Out and Work Out

As summer approaches, take advantage of more daylight and warmer temperatures to get some extra exercise. Below are some fun ways to work out during those sunny days and balmy nights.

- Take a walk together—with friends, as a family, or with your significant other. Add ankle or arm weights for added calorie burn.
- The cooler, early summer mornings can be a peaceful time for reflection while going for a morning power walk, practicing yoga, or getting in a quick bike ride.
- Plant some flowers or vegetables in your garden. For balconies, patios, and other small areas, decorate some inexpensive planters and plant away.
- While at the pool, set aside time for a short water workout. Swim laps, use a kick-board, or do some aquatic exercises.
- Take it inside—into the air-conditioned mall, that is! Some malls offer walk time prior to the mall opening; check with your local mall. See the *Centers for Disease Control's Mall Walking Resource Guide* for more information on starting a program in your city.
- During barbecues and other get-togethers, plan outdoor games in which everyone can take part, like badminton, croquet, and tossing a Frisbee® or Wiffle® ball, to ensure everyone works up a healthy appetite!



Real Estate Today

Closing Checklist for Home Sellers

It's happening! Your home sale is underway and all that's left is preparing to close. The following checklist can help you get your home ready for the new buyers.

- Walk through once more for a final clean-up. Check drawers, closets, and other out-of-the-way storage areas for any items left behind.
- Set up mail forwarding with the post office, and begin notifying others of your new address.
- Gather manuals, maintenance schedules, warranties, and other household documents and organize them in one place for the home's new occupants.
- Leave keys, remotes, and garage door openers with your real estate agent.
- Turn off shut-off valves and leave a note for the buyers informing them the valves are off and where they are located.
- Close blinds/curtains, turn off lights, and lock doors.



After closing, ensure utilities were transferred, cancel your homeowner's insurance policy, and file your closing paperwork. Congratulations, you've just sold your home!

OLD REPUBLIC HOME PROTECTION



Protect your budget against the high cost to repair or replace home systems and appliances.

People Helping People™



Visit www.orhp.com or talk to your real estate professional to learn more.

Now anyone buying or selling a home? A qualified real estate professional offers unparalleled value with tips for home staging, aid with financing, and more! Send them my way.



6 cups water

1/2 cup sugar, more or less for desired sweetness

4 medium peaches, sliced

1 1/2 cup raspberries

1 cup freshly squeezed lemon juice

In a small saucepan, combine 1 cup of water and sugar. Bring to a boil and simmer until sugar is dissolved to create a simple syrup.

Add peaches and raspberries, and simmer until raspberries have broken down, about 4-5 minutes. Set aside to cool.

Once cooled, blend peach raspberry mixture in a blender until smooth. Strain through a sieve or cheesecloth to remove any grainy bits.

Combine remaining 5 cups of water, lemon juice, and blended peach raspberry mixture in a large pitcher.

Chill in the refrigerator and serve over ice.



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ALERT PROPERTIES

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Household Tips **Hardwood Floor Care**

Hardwood flooring is a beautiful addition to any home. Use these handy tips to help keep your floors looking amazing through the years!

Stick to a schedule. Dry mop high-traffic areas daily, vacuum weekly, and clean with a wood floor cleaner once a month. Every three to five years, consider recoating your floors to restore their original look—or pick a different finish to change things up! After 20 years, sand and refinish your hardwood to bring back its luster.

Protect your floors. Liquids can stain the finish of hardwood floors, so wipe up spills immediately. Avoid walking on hardwood floors in heeled shoes, and keep pets' nails trimmed. Take extra care when using hairspray or furniture polish near hardwood. Place rugs in high-traffic areas to reduce wear. Use soft furniture pads to shield your floors from scratches.

Pick the right products. Do not use products with soap, vinegar, citrus, silicon, oil, wax, acrylics, or urethanes to clean your floors. Refrain from scrubbing floors with harsh tools like steel wool, rough sponges, or scouring powders.

