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# SUMMIT AND BRIDGEPORT ACTIVITY

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## A face for real estate “radio”...

I’m Connor “with HONOR” MacIvor with Santa Clarita Home Experts. Summit and Bridgeport listings are slim to none. Buyers are not finding what they want to buy and sellers are waiting to list...



**Summit real estate activity:** *(start each with a www. Not case sensitive)*

[SantaClaritaHomeExperts.com/Valencia-Summit](http://SantaClaritaHomeExperts.com/Valencia-Summit)

**Bridgeport real estate activity:**

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**Connor MacIvor,**  
**Local Realtor, Summit**  
**Resident and happy to**  
**provide real estate**  
**services to the Summit**  
**and Bridgeport**  
**communities.**

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*I’m Connor with HONOR - the Bald Broker, so many names so little time.  
When you are ready to have your real estate WON and not just done, call me.  
I’ll be here, “Over and Out!” 661.400.1720 my cell phone - Text/SMS ok!*



## How to Make the Most of Your Spring Cleaning

The first spring clean of the year is a golden opportunity to refresh, renew, and rejuvenate not only our surroundings but also our own inner sense of well-being. Don't know where to start? Take note of these handy hints to help tackle your big 2020 spruce-up with a spring in your step.

Create a plan of action for each room/area in your house. From there, home in on specific jobs and make a list to break things down into easily manageable chunks. It'll be incredibly satisfying as you check off each job!

In your kitchen, pay extra attention to overlooked areas, like the microwave, oven, sink, fridge, pots and pans, and that often-forgotten junk drawer. If you like to keep things eco-friendly, citrus can go a long way: rub a slice of lemon on your cutting boards to help get rid of tough stains.

In the bathroom, delegate your time between machine-washing shower curtains (just be sure to use the gentle cycle), decluttering and getting rid of make-up, ointments, and medicines, and refreshing shower drains and grouting.

Apply a paste made of baking soda and water to grout and scrub with an old toothbrush. Afterwards, spray the grout with white vinegar and water, and let the mixture bubble for 30 minutes before rinsing.

Don't forget to refresh your bedding. Pillows should be replaced every one or two years (depending on their quality), while comforters need a deep clean at least twice a year.

When you finish your spring clean, remember to clean your tools and stock up on cleaning supplies so your next cleaning job is efficient and easy. Vacuums, brooms, dryers, and dishwashers deserve your attention too!

## What is earnest money when you're buying a home?

Now that you have found a house that you want to call home, it's time to sit down with your agent and write an offer that will get a positive response from the seller. The stronger your offer, the more likely your home can be purchased on your terms.

One of the first items that your agent will discuss with you will be the earnest money deposit that should accompany the purchase offer upon presentation to the seller. This is the money that shows your good faith and demonstrates that you are serious about going through with the sale. Usually the earnest money deposit is offered in the form of a cashier's or personal check. In some locales, it may be electronically transferred into a designated escrow account upon acceptance of the offer. While 2–5% of the purchase price is the customary amount of deposit, keep in mind that the higher the good faith deposit, the more likely the seller will be to accept your offer. The seller will have confidence that there would be little chance of you walking away from the sale and surrendering your considerable deposit as damages to the seller.

## Thank you for your referrals!

I succeed when people like you refer me to your friends, neighbors and loved ones. It's the best kind of feedback I can receive.

So thanks for continuing to pass this newsletter on to people you care about.

## Roasted Potatoes with Green Goddess Dip

Here is a recipe for St. Patrick's Day that brings to mind the green hues of the Emerald Isle and features the versatile potato.

Serves 6

1 pound roasted baby potatoes  
3 cloves garlic, minced  
2 tablespoons olive oil  
1/2 cup raw cashews, soaked in hot water for 15 minutes  
2 tablespoons tahini  
1/3 cup fresh lemon juice  
2/3 cup fresh basil  
2/3 cup fresh parsley  
1 1/2 tablespoons maple syrup  
1 teaspoon brown mustard  
Salt to taste

Preheat oven to 400F. Place potatoes in a bowl with oil, garlic, and a generous sprinkling of salt. Arrange on a baking sheet and roast until tender, turning occasionally, for about an hour. Drain cashews and place them in a blender with tahini, lemon juice, herbs, maple syrup, and mustard. Puree until smooth. Place the potatoes on a platter and the dip in a bowl in the center. Can be served as a side dish or additional items like mini sausages, crudités, and pita chips can round out the platter and be dipped in the green goddess dip.



## It's Tempting, but Don't Do It: The Perils of Moving in Prior to Closing

It is not a given that every sale will close on the contracted closing date. With this in mind, it is important to have contingency plans to cover any delays that will hinder moving plans for both buyer and seller. The buyer who wants to move in prior to a delayed closing and the seller who accommodates such a request may find themselves in a predicament if things don't go according to plan. Keep in mind that even if there is a written agreement to allow an early move-in, a legal dispute can still evolve from the unforeseen.

Early occupancy by a buyer means that the seller will have to maintain insurance on the property until closing, but there will be a potentially costly change to that policy. The new coverage would be landlord insurance to cover the now "tenant-occupied" home. Part of the closing process is the funding of the buyer's loan and a final check of clear title. If a final verification of employment is not in order for the underwriter, funding will not occur and may cause the lender to withdraw the loan commitment. If the final title check reveals a last-minute recorded encumbrance against the property, the sale closing could be indefinitely delayed. These are all good reasons for early occupancy to be avoided.

While the buyer benefits the most from an early move-in, the seller potentially suffers great loss in the event of any buyer default. The seller will have vacated their home, thinking it was sold. This, coupled with the house possibly having been altered or damaged by the buyer during early occupancy, could create unanticipated financial hardship. The seller still owns the house and remains liable for activities on the property.

In any of these scenarios, it wouldn't be long before buyer and seller would find themselves entangled in a legal battle over monetary damages. The message is loud and clear. Both the buyer and seller need to plan their moves with a flexible timeline and avoid early buyer possession in the event unexpected delays cause a late closing.

If you're considering upsizing or downsizing, let me know what I can do to help make that transition as smooth as possible for you.

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## Worth Reading



### What to Do if You're Sick on a Plane

By Beth Skwarecki  
*Lifehacker*

If you get sick while flying, remember this: you're not alone. Flight attendants can help you if you tell them you need assistance. This might include ensuring you have a sick bag or having someone check on you in the bathroom. But do plan ahead and be prepared by bringing over-the-counter medication with you. **More:**

<https://tinyurl.com/worth0320a>



### The Sleepover Survival Guide

By Teri Cettina  
*Parenting.com*

Spring break and upcoming school vacations mean many families will see an uptick in sleepover requests. For parents, these requests mean they may have to manage their children's homesickness and their own anxiety about hosting other children. This article provides a comprehensive planning guide, complete with suggestions for themed parties.

**More:** <https://tinyurl.com/worth0320c>

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## We can't make this stuff up!

Not content with a regular vehicular joyride, a Fresno teen snuck onto a small plane at a Central California airport and started the engine. Fortunately, she remained grounded and crashed into a chain link fence, only to be arrested by authorities.

A Japanese fashion magnate is looking for a special someone to join him on the first private trip to the moon. Yusaku Maezawa will document the process on a TV show called *Full Moon Lovers*.

For reasons unknown, a prankster is putting tiny cowboy hats on pigeons in Las Vegas. Pigeon rescue group Lofty Hopes has tracked down two behatted birds nicknamed Chuck Norris and Co-Lamity Jane.

A curious cat named Padfoot broke into a prison in Northwest England and had to be rescued after he got stuck on a 25-foot-high razor-wire fence. The feline felon escaped with minor scratches and has been taken in by the RSPCA.



I'm Connor MacIvor with REMAX of Valencia and I'm glad to be!! If your home is currently listed for sale this is not meant as a solicitation. REMAX of Valencia, 25129 The Old Road, Santa Clarita, CA 91381 661.284.5429 each office independently owned and operated.