



# NICEVILLE HOME CONNECTION

*Your LOCAL Home Town Connection  
For All Things Real Estate*



Second Edition

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Volume 9

**Flag Day**, which falls on June 14th, has always been an opportunity for Americans to celebrate and display their patriotic spirit. The American Flag's "birthday" was celebrated informally until 1949. At that time, President Harry Truman signed an Act of Congress designating this date as National Flag Day. And, American flags do more than just show pride in America, they can show pride in your own home, especially if your house is for sale. But be sure you know the proper way to hang and handle a flag. For more information, visit [www.USflag.org](http://www.USflag.org).

## The Numbers For Niceville

	Homes Sold in 2015	Homes Sold In 2016
January	34	35
February	39	48
March	71	62
April	87	60
May	87	81
June		
July		
August		
September		
October		
November		
December		

## Did You Know?

Neckties, Hammers & Golf Clubs are the top Fathers Day Gifts!

Wear a red rose in your lapel if your Father is alive & a white rose if your Father is deceased.

George Washington, the Father of our Country had no children.

Andre Agassi's Father represented Iran in 1948 and 1952 Olympics as a Boxer

The male Seahorse carries the eggs & delivers the babies. So there.

## Guessing Game!

**Tell Us Where The Picture Above was taken & if you are one of the first 3 - win a prize!**

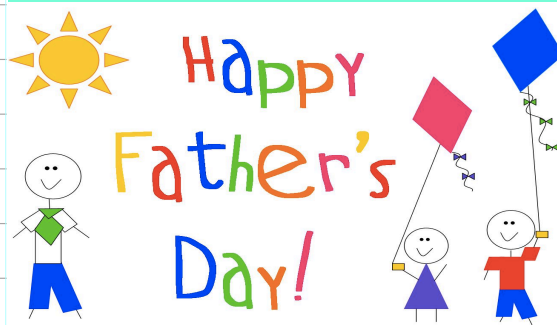
## WHAT IS 'DUE DILIGENCE'

Once you make an offer on a home and it's accepted, there's a period lasting a few weeks before you close the deal. During this window of time, buyers are often told to "do their due diligence" on the home they soon hope to own. But just what is due diligence, anyway?

In the world of real estate transactions, due diligence is a fancy term for "do your homework." Before buying a property, you should fully investigate it for potential problems that could cost major money to fix after you've moved in.

"Due diligence in residential real estate means [making sure] you're getting the asset you're paying for," says **Larry Anweiler**, an Arizona **real estate broker** who teaches real estate at Kaplan University. Think of this as your last opportunity to kick the tires, turn on and off all the lights—and generally make sure you're not getting a lemon. And if you do find flaws, you've got time to **negotiate with the seller**, who could help you fix them or lower the home price. Or, if the seller refuses, you are free to walk away from the deal—and as long as you've placed some **contingencies** in your contract, you won't have to forfeit that hefty deposit.

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