



## HOME MAINTENANCE

We spend a lot of time in our house but we often forget to take care of it until something major happens. A few hours every month focused on preventive and scheduled maintenance will help you keep your home in good condition and minimize future problems.

Here's a starter list of items to consider for the upcoming season:

- **Change Furnace Filters**

A dirty filter makes your Furnace unit work harder and less efficiently. The cost of a new filter can be made up in a month of energy savings.

- **Dishwasher Tune up**

The spray arm, air gap, and strainer should be cleaned to keep dishes clean.

- **Vacuum Coils Behind Fridge**

Cleaning the coils regularly helps the refrigerator to run more efficiently, thus extending the life of the unit.

- **Check GFIs**

GFIs trip when too much load goes through a given circuit. If a GFI stops working, nothing stands in the way of overloading current and damaging an appliance.

- **Clean Range Hood**

A regular cleaning helps your hood to have a long life .

### Issue Highlights

- **Seasonal Home Maintenance**
- **\$7500 Tax Credit for First Time Buyers**
- **Cobb County Alarm Registration**
- **Featured Listings**

- **Clean Tile Grout**

Monthly cleanings will maintain the grout's original color.

- **Aerate Lawn**

Regular lawn aeration helps reduce fertilizer runoff, while creating water and oxygen movement into the soil for a more robust yard.

You can also download a FREE calendar with all of these maintenance items scheduled for all four seasons.

Simply go to [www.barrywolfert.com/HomeMaintenanceCal](http://www.barrywolfert.com/HomeMaintenanceCal)

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Search for any available home online at [www.barrywolfert.com](http://www.barrywolfert.com)

## Attention Cobb County Residents: NEW Home Alarm Registration

Cobb County's nationally accredited police department has developed a new alarm ordinance, which goes into effect **Jan. 1, 2009** to address the ongoing problem of false burglar alarms which are hampering police officers by wasting time and money.



Last year, the most common call for service was to alarms and there were almost double as many calls as for the number two call for service, traffic accidents. Of the about 43,000 alarm calls, almost 99 percent were false. "We want our highly-trained officers to be able to spend their time patrolling and preventing crime instead of spending 10-20 percent of their days checking erroneous burglar alarm calls," Mickey Lloyd, Public Safety Director, said.

"The goal of the ordinance is to reduce wasted man hours spent responding to false alarms," Lloyd said. "We hope to cut the number of false alarms by 50 percent over the next five years."

All residents in unincorporated Cobb who have burglar alarms in their homes or businesses are required to register the system with the county. Registration begins **Oct. 1** and all alarms must be registered by **Dec. 31, 2008**.

Motor vehicle or boat alarms, fire alarms and alarms designed to elicit a medical response do not have to be registered. For more information, please contact: **False Alarm Reduction Unit at (770) 528-3819 or register online at <https://www.crywolf.us/cobbcountycrywolf/>**

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## **\$7,500 FIRST TIME HOMEBUYERS TAX CREDIT - AVAILABLE NOW!!**

### **Highlights**

- First time homebuyers who purchase a principal residence between 4/9/08 and 7/1/09 qualify for the tax credit (*It's retroactive for buyers who have already closed*).
- The maximum credit is \$7500 OR 10% of the purchase price if lower than a \$75,000 sales price.
- If home is purchased in 2009, homebuyer can elect to amend 2008 tax returns and claim a tax credit.
- Tax credit is "Recaptured" by the IRS, and is REALLY an interest-free loan, paid back at 6.667% over a 15-year time period.

### **Who Doesn't Qualify!**

- Non-resident aliens.
- Buyers who finance home with tax-exempt mortgage bond programs.
- If property is disposed of before end of tax year.
- If property ceases to be principal residence before end of tax year.
- If property is acquired from a person who is related to the homebuyer.
- If modified Adjusted Gross income exceeds 95,000 (individual) or \$170,000 (joint); credit phases out for individual Adjusted Gross Income between \$75,000 – \$95,000 and between \$150,000 – \$170,000 for joint filers.



## **I AM NEVER TOO BUSY FOR YOU OR ANY OF YOUR REFERRALS**

I am constantly working on new systems and services that I believe will allow me to continue to exceed your expectations and reach my goal to have a business that is 100% referral based.

If you have a friend, family member or neighbor that has a real estate need, please consider referring them to me. I promise to give them unparalleled service and attention just as you experienced.

**Did you know that I can help a friend or family member anywhere in US?  
Through the Re/Max referral network, I can locate a local agent for anyone in the US.**

*Who can I help for you?*

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## **IT'S TIME TO BUILD A BRIDGE AND GET OVER IT**

The recent downturn in the stock markets provide a good mirror to what has happened in the housing market over the last 15 months. I don't think many of us expect to see the DOW back in the 14,000 range anytime soon. But does that mean you should stop investing and buying stocks in good companies? No. In fact, now is a great time to buy stocks in quality companies. Many companies with solid financials and good balance sheets are probably undervalued - for now. This is called *opportunity*.

No, I haven't switched to becoming a stock broker. The reason I'm making this point is that the same thing has been happening in the housing market for a while. There are lots of undervalued homes out there right now. Sellers are more motivated than ever and this presents a great buying opportunity.



I understand that many buyers also need to sell their homes too. And, this market is a double edged sword. As a buyer, you'll find some great opportunities. But, as a seller, you'll be forced to price your home competitively and be realistic. However, if you're looking to move and be in your next home for 5-10 years, you have to look at the financial reward of the current price discount and appreciation potential over that time versus waiting to until you can sell your current home at price 5%-10% over today's market. Remember, when the market changes and you realize the full price on your current home, you'll also be paying full price on that new home.

It's not that difficult to see that selling a \$350,000 for \$320,000 now and buying a \$500,000 for \$450,000 yields a \$20,000 benefit for the buyer. Plus, you also need to factor in the personal enjoyment of the new home as well as the possible maintenance savings if it is newer than the home you are selling.

I am happy to do a **FREE cost-benefit analysis** for you and show you the opportunities available right now. This market will turn and when it does, you don't want to look back and say "I should have". Let me help you make an informed decision.

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## ***FIND OUT WHAT YOUR HOME IS WORTH - FAST, FREE & ON-LINE***

Go to [www.valuemyhousenow.com](http://www.valuemyhousenow.com) for a *free market analysis*.

You can also go to [www.sendmelistingsnow.com](http://www.sendmelistingsnow.com) to have home listings sent to you as soon as they are listed - *before others see them!*

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**Search for any available home online at [www.barrywolfert.com](http://www.barrywolfert.com)**

***CURRENT LISTINGS - Call for Current Price & Incentives***

***KENNESAW - 4 BD/2.5 BTH***



***E COBB - 4 BD/2.5/SUNRM***



***SMYRNA - 5 BD/3.5 BTH/BSMNT***



***KENNESAW - 5BD/5.5 BTH/BSMNT***



***E COBB - 4 BD/2.5 BTH/BSMNT***



***ROSWELL - 5 BD/2.5 BTH/BSMNT***



Barry Wolfert, Associate Broker - *RECOGNIZED BY COMMUNITIES MAGAZINE AS ONE OF ATLANTA'S 100 BEST REALTORS IN 2008*  
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