



## Simple Tips for Saving Water

There are lots of things you can do in your own home to reduce water use and get more from less. Check out these few simple water saving tips you can use right away.

**In the bathroom**—where over half of all water use inside a home takes place:

*Turn off the tap* while shaving or brushing teeth.

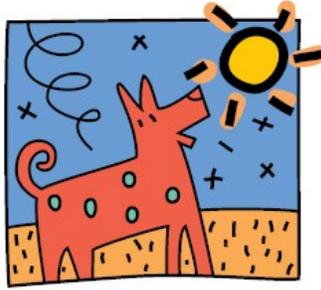
*Showers use less water than baths*, as long as you keep an eye on how long you've been lathering up!

**In the kitchen**—whip up a batch of big water savings:

*Plug up the sink or use a wash basin* if washing dishes by hand.

*Use a dishwasher*; and when you do, make sure it's fully loaded!

While you're at it, *scrape that plate instead of rinsing* before loading it into the dishwasher.



*Keep a pitcher of drinking water in the refrigerator* instead of letting the faucet run until the water is cool.

*Thaw in the refrigerator overnight* rather than using a running tap of hot water.

*Add food wastes to your compost pile* instead of using the garbage disposal.

**Outdoor savings**—drop that hose and keep it covered:

*Sweep driveways, sidewalks, and steps* rather than hosing off.

*Wash the car with water from a bucket*, or consider using a commercial car wash that recycles water.

*If you have a pool, use a cover to reduce evaporation* when pool is not being used.

For more information visit: [http://www.epa.gov/watersense/our\\_water/start\\_saving.html](http://www.epa.gov/watersense/our_water/start_saving.html)

## MARKET WATCH: HOMES CLOSED MAY-JUNE 2013



### 1837 N 204th Pl

1954 One Story  
 3 bdrm / 1.5 bth / 1200 sqft / no gar  
 Orig List Price: \$239,000 (2/22/13)  
 Pending (3/1/13) **DOM=7 days**  
 Closed: \$255,000 (6/4/13)  
 Sales Price/Listed Price = **107%**  
**SHORT SALE**—Seller Paid \$5000  
 Prev Sold: \$365,000 (8/30/07)



### 2149 N 194th St

1953 One Story  
 3 bdrm / 1.0 bth / 1510 sqft / 2gar  
 Orig List Price: \$259,950 (3/15/13)  
 Pending (3/20/13) **DOM=5days**  
 Closed: \$259,950 (6/22/13)  
 Sales Price/Listed Price = **100%**  
**SHORT SALE**  
 Prev Sold: \$225,590 (7/11/02)



### 1225 N 192nd St

1956 One Story  
 3 bdrm / 1.0 bth / 1110 sqft / 1 gar  
 Orig List Price: \$259,950 (2/17/13)  
 Pending: (2/21/13) **DOM=4days**  
 Closed: \$260,000 (6/4/13)  
 Sales Price/Listed Price = **100%**  
**SHORT SALE**  
 Prev Sold: \$350,000 (10/1/07)



### 2116 N 193rd St

1954 One Story  
 3 bdrm / 1.0 bth / 1180 sqft / 1gar  
 Orig List Price: \$301,000 (3/27/13)  
 Pending (4/17/13) **DOM=21 days**  
 Closed: \$285,000 (6/11/13)  
 Sales Price/Listed Price = **95%**  
**BANK FORECLOSURE**  
 Prev Sold: \$345,025 (6/1/06)



### 1204 N 192nd St

1952 One Story  
 3bdrm / 2.25bth / 1440 sqft / 2gar  
 Orig List Price: \$321,400 (3/8/13)  
 Reduced 1x: \$289,900 (4/11)  
 Pending (4/24) **DOM=13 days**  
 Closed: \$298,000 (5/29/13)  
 Sales Price/Listed Price = **103%**  
**BANK FORECLOSURE**  
 Prev Sold: \$110,000 (10/12/98)



### 1833 N 204th Pl

1954 One Story  
 3 bdrm / 2 bth / 120 sqft / no gar  
 Orig List Price: \$379,000 (4/8/13)  
 Reduced 3x: \$329,000 (5/7)  
 Pending: (5/14) **DOM=7days**  
 Closed: \$329,000 (6/23/13)  
 Sales Price/Listed Price = **100%**  
**REMODELED / FLIPPED**  
 Prev Sold: \$170,000 (4/11/12)



### 18611 Corliss Ave N

1962 Split-Level  
 5bdrm / 2.5 bth / 2690 sqft / 1 gar  
 Orig List Price: \$369,950 (4/25 /13)  
 Reduced 1X: \$359,950 (5/10)  
 Pending:(5/13) **DOM=3 days**  
 Closed: \$359,950 (6/17/13)  
 Sales Price/Listed Price = **100%**  
**OWNER EQUITY SALE**



### 1614 N 203rd Pl

1956 One Story  
 5bdrm / 2 bth / 2480 sqft / 1gar  
 Orig List Price: \$395,000 (4/12/13)  
 Pending: (4/15) **DOM=3 days**  
 Closed: \$400,500 (5/2/13)  
 Sales Price/Listed Price = **101.4%**  
**OWNER NON-EQUITY SALE**  
 Prev Sold: \$475,000 (9/17/07)



### 19026 Meridian Ave N

2013 Split Level  
 5 bdrm / 3 bth / 2696 sqft / 2 gar  
 Orig List Price: \$495,000 (4/16/13)  
 Pending (4/16) **DOM=0 days**  
 Closed: \$495,000 (6/13/13)  
 Sales Price/Listed Price = **100%**  
**NEW CONSTRUCTION**  
**PRE-SALE**



### 19018 Meridian Ave N

2013 Split Level  
 5 bdrm / 3 bth / 2696 sqft / 2 gar  
 Orig List Price: \$509,000 (5/8/13)  
 Pending (6/4) **DOM=27 days**  
 Closed: \$525,000 (6/15/13)  
 Sales Price/Listed Price = **103%**  
**NEW CONSTRUCTION**  
**PRE-SALE**

## INTEREST RATES

as per mortgage101.com  
< \$417,000 on 6/30/2013

Conv. 30 Year Fixed  
3.875% / 4.177% APR

Conv. 15 Year Fixed  
2.750% / 3.420% APR

Conv. 5/1 Year ARM  
2.125% / 2.981% APR

FHA 30 Year Fixed  
3.626% / 4.907% APR

For a Purchase/Refinance,  
based on 750+ credit, Full Doc  
Income, 80% LTV, 20% Down/Equity,  
Primary Home, SFR, King Cty,  
25 Day Lock w/ 0% Loan Orig Fee  
& 0% Disc Pts

## IN THEIR WORDS

“What I like most about working with Dave is that he comes to you as a friend and advocate. You never have to ask him to do extra because he probably already did it and enjoyed it in the process. He makes himself available for all your major appointments and takes great care in considering what's right for you.”

--Stacy Magee

## Maintaining Your Air Conditioner

It's easy to take your air conditioner for granted until it stops working on a miserably hot day. If possible, have an air conditioning contractor inspect your unit before you start using it each summer. Regular maintenance will not only help spot potential problems, but will also increase the life and energy efficiency of your unit.

### What You Can Do

**Clean up around your air conditioner.** Outdoor condenser coils can become dirty and blocked, which makes your unit work harder and increases your cooling bill. Your dryer vents, falling leaves, and lawn mower are all potential sources of dirt and debris. Allow for adequate air flow to your unit by cleaning the area around the condenser coil, removing any debris, and trimming foliage back at least 2 feet.

**Change your air filter regularly.** Check your unit's air filter once a month and clean or replace filters as necessary. Keeping the filter clean can lower your air conditioner's energy consumption by 5% to 15%.

### Energy Saving Tips Let Your AC Work Smarter Not Harder

**Thermostat placement.** Don't place lamps or TV sets near your airconditioning thermostat. The thermostat senses heat from these appliances, which can cause the air conditioner to run longer than necessary. Make sure your thermostat isn't placed in the light of a sunny window.

**Thermostat abuse.** Don't set your thermostat at a colder setting than normal when you turn on your air conditioner. It will not cool your home any faster and could result in excessive cooling and, therefore, unnecessary expense. Install a programmable thermostat so you can automatically reduce the temperatures during low occupancy hours.

U.S. Department of Energy, U.S. Environmental Protection Agency

## Refrigeration Tips to Keep Your Cold Food Cold

**Like other appliances that heat and cool, refrigerators are big energy users.** If your refrigerator door does not shut tightly, check the door seal to see if it needs to be cleaned or replaced. A door leak allows cool air to escape, forcing your refrigerator to use more energy to keep food cold.

**Cleaning the condenser coils** found in the back or bottom of the refrigerator will maximize its efficiency. A brush or vacuum can be used. Be sure to unplug the refrigerator before you start cleaning.

**When purchasing a new refrigerator consider a high efficiency model.** Compare yellow EnergyGuide labels and choose the unit that uses the least amount of electricity.

**A freezer's efficiency is increased by keeping its compartment full.** Be careful not to block the fan that allows cold air to circulate.

### Celebrate National Ice Cream Month

#### NO-COOK STRAWBERRY ICE CREAM

##### Ingredients

- 1 (14-oz) can sweetened condensed milk
- 1 (5-oz) can evaporated milk
- 2 tablespoons sugar
- 1 1/2 cups whole milk
- 1 (16-oz) container fresh strawberries or 1 (16-oz) package thawed frozen strawberries
- 2 tablespoons lemon juice
- 1/4 teaspoon salt

##### Preparation

Whisk first 4 ingredients in a 2-quart pitcher or large bowl until blended. Cover and chill 30 minutes. Process strawberries, lemon juice, and salt in a blender or food processor until smooth. Stir into milk mixture. Pour milk mixture into freezer container of a 1-quart electric ice cream maker, and freeze according to manufacturer's instructions. (Instructions and times will vary.) Remove container with ice cream from ice-cream maker, and place in freezer 15 minutes. Transfer to an airtight container; freeze until firm, about 1 to 1 1/2 hours.

**Note:** For testing purposes only, we used a Rival 4 -quart Durable Plastic Bucket Ice Cream Maker and a Cuisinart Automatic Frozen Yogurt-Ice Cream & Sorbet Maker.

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**HOME WARRANTY TIP:** Check your refrigerator's temperature settings for the most efficient appliance operation. Refrigerator temperature should be 36-38 degrees and freezer temperature should be 0-5 degrees.



**July 4th:** Independence Day

**July 21st:** National Ice Cream Day

July's birthstone is the **ruby**, which symbolizes contentment! Its birth flowers are the **Larkspur** or the **Water Lily**.