

KEVCO NEWS

How to Avoid Violations:

Many new homeowners and landlords are unaware of city and county requirements regarding their property. Failure to comply with these codes can result in some hefty fines and municipal court appearances. Here are some of most common codes that result in violations in Fort Collins:

1. Snow must be removed from driveway and common walkways within 24 hours of accumulation.
2. Weeds may not be above 6 inches in length, and turf grasses may not exceed 12 inches.
3. No vehicles are permitted to be parked or stored in designated yard areas.
4. The unsheltered storage of an inoperable vehicle for more than 30 days is prohibited.

There are many additional codes regarding disposal of waste, fence repairs, parking of recreational vehicles, and much more. The best ways to avoid any tickets for code violations is to be informed and to take good care of your property. For a full list, visit:

<http://www.colocode.com/ftcollins/municipal/chapter20.htm#sec20d42d6>

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Did You Know?

- Ancient Egyptians shaved off their eyebrows to mourn the deaths of their cats.
- A bowling pin need only tilt 7.5 degrees in order to fall down.
- A duck's quack does not echo.
- Parker Brothers prints about 50 billion dollars worth of Monopoly money in one year.
- On average, there are 333 squares of toilet paper on a roll.
- The numbers on opposite sides of a die always add up to 7.
- Lawn darts are illegal in Canada.
- Every citizen of Kentucky is required by law to take a bath at least once a year.
- Hippos have four toes on each of their feet.



FOR SALE:
4521
Starflower
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UNDER CONTRACT:
2924 Ross
Drive, H-21
Awesome
investment
property, close
to campus and
foothills.

Great 2 bed, 2.5 bath condo. Hurry, only 1 Unit Available!



FOR SALE: 325 E Laurel Street
3 bed, 2 bath home with HUGE Master suite.
Great backyard, close to Old Town Fort Collins.



SOLD: 710 City Park C331
Received multiple offers and went under contract in less than 24 hours!
Contact Paul Hunter for more information.
970-673-7285

UNDER CONTRACT: 3809 Rannoch Street

Great location. New flooring, new paint and fixtures. Gas fireplace, gorgeous kitchen, fantastic master suite, open layout.

SOLD: 1828 Orchard Place
4 bed, 2 bath house went under contract in just 1 day! Currently rented for \$1215 a month through July 2013.



Why a home may not sell - Paul Hunter

Sometimes, homes are listed for sale for very long periods of time. They have several showings, but never any purchase offers. Homeowners wonder what the problem might be, but rarely get honest feedback from prospective buyers. There are several common complaints from viewers and simple ways to fix those issues.

The first problem may be price. Markets fluctuate and home prices need to reflect the current value of a property, otherwise buyers may be hesitant to even offer what they think it is worth for fear of insulting the seller. The best way to solve this is to have your Realtor do a CMA (Current Market Analysis) to determine the best and most reasonable price at which to list your home.

The next most common issue that is easily fixable is paint colors. Many homes have colors that fit the owner, but potential buyers consider them either too bright, or dark. It is important to paint the walls in neutral tones that would appeal to anyone looking at the home. Buyers want to see wall colors that would match their furniture and rooms that are move-in ready.

Another very common complaint is outdated property. Kitchens and bathrooms are the selling points of homes. Most potential buyers are looking for these rooms to be updated and functional. If your budget allows, consider investing in some new appliances, lighting, and hardware for the

Kitchen and bathrooms before listing your home.

Many homes are filled with personal items of the current owners. Before showings, be sure to de-clutter your house. Buyers want to envision what the home would look like with their décor, but this can be more difficult if the house is covered in someone else's things. Most showings are scheduled 24 hours in advance, so take that time to quickly tidy up, put personal items out of site, dust and run the vacuum. Clean homes sell much more quickly!

The last big selling speed bump is curb appeal. A buyer's first impression comes when they arrive at the property. A poorly maintained yard can be an immediate turn off. Before putting your home on the market, cleaning up all the lawn debris, planting some colorful flowers, and trimming existing trees and shrubs can have a very positive effect on viewers.

To get a Current Market Analysis, to list your home, or to get more tips on what helps a home sell, please give me a call.

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