

MAGNOLIA MONTHLY

REAL LIFE. REAL ESTATE. ALL THINGS LOVELY.



WELCOME!

*I am so glad you are here! Pull up a chair,
grab some coffee, and stay a while.
Whether it's 3 minutes or 30, my hope is that
Magnolia Monthly and its contents bring you
inspiration and joy!*

INSIDE THIS ISSUE:

UNEXPECTED GRACES P. 1-2
SUMMER WORD SEARCH P. 3
FAMILY FUN ZONE P. 4
JULY BIRTHDAYS P. 4
STORY FROM THE STREET P. 5-6
SOCIAL MEDIA STORIES- P. 7

Unexpected Graces

This picture was taken at a septic inspection yesterday.

The septic failed.

It wasn't good... A lot like that crack in the concrete. Also not good.

But the crack in the surface revealed what has been blossoming below the surface... Something far more beautiful than ever predicted.

Life can be funny like that, can't it? The spaces and places that are crooked and

crumbled are often providing room for things far greater than we could imagine.

I was rushing around at that inspection... In and out of the house turning on and off faucets for a hydraulic load test. Watching as drain fields were dug and tanks were pumped. Communicating with the buyer. Running through the various "what next" scenarios.

I almost missed it. I'm so glad that I didn't...

What struck me about the flower is that it wasn't easy to burst forth through the crack. It probably had to find its way a bit.

This past week our family spent time at one of our favorite places on Earth: White Sulphur Springs. Nestled in the mountains just outside of Bedford, PA, it's a place where time sort of stands still. The days are slow, the conversations are rich, and cell phone service is spotty at best.

There was a little guy, Paxton, up here this week who broke his leg about a week before their family left home to come here. In a cast from his foot to half way up his thigh, he didn't let it stop him. He hobbled up and down the steps. He played frisbee. He even rode a scooter. Pax started to get frustrated trying to figure out which foot to put on the actual scooter and which one he should use to scoot. As he tried... and failed... and tried again, his dad just gently kept encouraging him. Eventually, Pax got the hang of it, and he was off!!

A cup of encouragement and a few dashes of grit can go a long way, can't they?

Persistence in the face of difficulty is a testament to the human spirit's resilience. When confronted with challenges, it is easy to succumb to doubt, fear... or even despair. However, it is precisely during these difficult times that the virtue of persistence shines brightest, revealing its transformative power

Our speaker this week, who happens to be little Paxton's dad, shared Theodore Roosevelt's well-known timeless words with us:

"It is not the critic who counts; not the man who points out how the strong man stumbles, or where the doer of deeds could have done them better. The credit belongs to the man who is actually in the arena, whose face is marred by dust and sweat and blood; who strives valiantly; who errs, who comes short again and again, because there is no effort without error and shortcoming; but who does actually strive to do the deeds; who knows great enthusiasms, the great devotions; who spends himself in a worthy cause; who at the best knows in the end the triumph of high achievement, and who at the worst, if he fails, at least fails while daring greatly, so that his place shall never be with those cold and timid souls who neither know victory nor defeat."

What a great reminder for all of us!

I think about one of our current clients... a first time homebuyer wanting SO desperately to own a home. Doing ALL that she can. Narrowly missing out on the first few. But goodness.... She is IN THE ARENA! She keeps looking. Keeps crafting her absolute best offer. She's hanging in there... so determined to make her dream happen.

Maria... and Paxton... and even that beautiful flower sprouting up and growing forth despite all that was trying to keep it down... what beautiful, tangible examples for each of us.

Stay in the arena. Beauty will rise...

Stacy

Summer Word Search

S F L I P F L O P S I S L E P
 S U N S C R E E N A N U O S I
 A U N G U E S T H D O N V W C
 B N E G J O C E A N F S S I N
 A P O O L J U R Y S U H O M I
 R U G U S A T A E U N I H S C
 B M G C R E S A M A S N I U S
 E E N U F O N S U M M E R I P
 C M A A S T O H E T H I N T R
 U V A C A T I O N S R H L A I
 E R O B I L K R X J O I O U N
 I I N S E F I T S F U N P T K
 C A R E L A X S U L Y L O L L
 E J U N E A C F A M I L Y S E
 I C E P O P A H O T S R E L R



AUGUST
 BARBECUE
 BEACH
 FAMILY
 FLIP FLOPS
 FUN
 HOT
 ICE CREAM

ICE POP
 JULY
 JUNE
 OCEAN
 PICNIC
 POOL
 RELAX
 SHORTS

SPRINKLER
 SUMMER
 SUNGLASSES
 SUNSCREEN
 SUNSHINE
 SWIMSUIT
 VACATION



Family Fun Zone!

July Trivia Question:

Q: What is the capital of Alaska?

Everyone who texts or emails in the correct answer by the last day of this month will be entered into a drawing for a \$25 gift certificate to Amazon. Good luck!!

June Trivia Question:

Q: Who composed the well-known piano rag piece "The Entertainer" in 1902?

A: Scott Joplin

Congratulations, Lisa Sanders!

Sudoku

5								2
7				9		5	3	
9	3			2			6	
			9	3	8			
			4		2	7	8	9
8	2		7	5				1
3	7	8				1		6
			5		6			
			4	8			9	



HAPPY BIRTHDAY!!



Here are the July birthdays from our friends of Magnolia Monthly. If you have a birthday in July and don't see your name on this list, please email or call us so that we will include your birthday!

Adam Radford	7/1	Waseem Chughtai	7/9	Cameron Marshall	7/22
Liam Corob	7/1	Katie Schmitt	7/9	Kennedy Bombich	7/23
Katie Buchs	7/1	Emmersyn Hardin	7/12	Carter Lenz	7/23
Gabriella Celis	7/2	Nicole Berning	7/12	Lily Gersch	7/24
Leslie Stanley	7/2	Mali Guard	7/12	Pierce Desantis	7/26
Rachel Shifaraw	7/2	Madeline Saah	7/13	Marsha DeGirolamo	7/26
Ian Gut	7/3	Bobby Hartford	7/13	Carmelo Scorpo	7/27
Dan Hostler	7/3	Karen Wills	7/14	Jordan Chaffman	7/27
Caroline Amato	7/5	Luca Matesa	7/14	Nehemiah DeLisser	7/28
Casey Marshall	7/5	Sandra Fernandes	7/14	Mia Rochfort	7/28
Savannah Winkler	7/5	Timea Horvath	7/15	Brynlee Belofsky	7/29
Mark Westcott	7/6	Abby Buchs	7/17	Josh Buchs	7/29
Max Armacost	7/7	Renee Delescavage	7/17	Patricia Paredes	7/30
Anthony Poska	7/7	Owen Douty	7/20	Rachel Franz	7/31
Cameron Marshall	7/7	Connor Celis	7/22		

STORY FROM THE STREET...

31 Reasons to Use an Impact BUYER Agent

As the real estate landscape evolves, having a dedicated buyer's agent is becoming more crucial than ever. With changes in market dynamics and increased complexities in transactions, an Impact Maryland Real Estate buyer's agent is your trusted guide through every step of the home-buying process. Here are 31 reasons why partnering with an Impact buyer's agent is your best move in today's market:

1. Personalized Consultation: We begin by understanding your unique needs, preferences, and financial situation to tailor our approach. We know that each buyer, each client, each family has specific needs and desires and we listen and GUIDE based on YOUR specific needs.

2. Market Savvy: Our agents stay updated on market trends, providing you with the latest insights to make informed decisions. Impact agents are your 'boots on the ground' and have a pulse of the local market, because REAL ESTATE is what we do, EVERYDAY!

3. Pre-Approval Assistance: We can help you get pre-approved for a mortgage, giving you a competitive edge in a fast-paced market. We have a pool of GREAT lenders and we can give recommendations on ones that fit your situation, if you so desire. Or you can come with your own lender, but we have local and trusted lenders that will bend over backwards for YOU!

4. Targeted Property Searches: Leveraging advanced search tools, we find properties that perfectly match your criteria, saving you time and effort.

5. Neighborhood Knowledge: Our deep understanding of local neighborhoods ensures you find a community that fits your lifestyle and needs. We live and breathe real estate so we have intimate local knowledge.

6. Convenient Showings: We schedule and accompany you to property viewings, ensuring maximum flexibility to fit your schedule.

7. Virtual Solutions: Offering virtual tours and digital meetings, we cater to your needs, especially if you're relocating or have a busy lifestyle. We often do Zoom meetings to fit your busy schedule and can do Zoom/Facetime tours if you aren't local.

8. Preview Homes: We can pre-visit homes on your behalf, providing detailed feedback and professional assessments.

9. Competitive Analysis: Our comparative market analysis ensures your offer is both competitive and fair, preventing overpayment.

10. Expert Negotiation: Skilled in negotiation, our agents work diligently to secure the best possible terms and price for your new home. This actually should be NUMBER 1! Our agents are skilled negotiators that know the pain points of sellers and there are literally 100 ways we can help you structure an offer based on how much you LOVE the house. We don't win EVERY house for our buyers, but our expert strategies will give you a leg up in negotiations.

11. Offer Crafting: We meticulously prepare your offer, emphasizing your strengths as a buyer to stand out in a competitive market. And to make sure the offer is in compliance with state and local laws.

12. Inspection Oversight: If you so desire we can coordinate home inspections, then we review results with you and can help talk through any necessary action items.

13. Repair Negotiations: If inspections reveal issues, we negotiate repairs or concessions to safeguard your investment.

14. Contract Expertise: Our agents scrutinize contracts to protect your interests, ensuring you understand all terms and conditions.

15. Smooth Settlement Process: Guiding you through settlement, we ensure all deadlines are met and requirements fulfilled.

16. Title Assurance: Your Title company will run a comprehensive title search to confirm there are no legal complications with your purchase.

17. Appraisal Coordination: Teamed with your lender we help guide and manage the appraisal process to ensure you are aware of market value and your offer aligns with your expectations and finances.

18. Closing Facilitation: Working closely with all parties, we strive for a seamless and timely closing.

19. Final Walkthrough: Accompanying you on a final walkthrough, we ensure the property is in the agreed-upon condition before closing.

20. Document Management: Handling all necessary paperwork, our agents ensure everything is in order for a flawless transaction.

21. Post-Purchase Support: Our commitment extends beyond closing. We really excel in being there to help and provide resources and referrals for ANY aspect of your home from plumbing, HVAC, Insurance, landscaping, home improvements.

22. Trusted Vendor Connections: We connect you with reputable vendors for any repairs or renovations you may need. We literally have vendors/companies that we have worked with for over 20 years as they provide EXCELLENT services and work. Our vendors are vetted by us and MANY of our clients.

23. Moving Coordination: Providing moving tips and recommending reliable moving companies, we help you transition smoothly.

24. Community Integration: Helping you settle into your new neighborhood, we offer information on local events, amenities, and activities.

25. Investment Guidance: For those interested in investment properties, we can help with Comps, Repair Estimates, ARV so that you know you are making a sound financial move.

26. Tax Consultation: We do NOT offer tax advice, but we have resources and accountants at your disposal who can guide you through the tax implications and advantages of your transaction.

27. Home Warranty Options: Assisting in securing home warranties. If you desire a home warranty, you can pick the level/company that you desire and we can set up your warranty.

28. Ongoing Communication: We periodically check in to ensure your satisfaction with your new home and address any ongoing needs.

29. Homeownership Education: Providing resources and tips, we help you maintain and enhance your property's value.

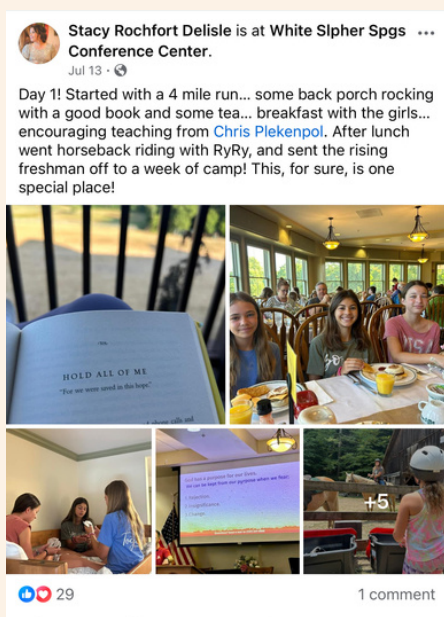
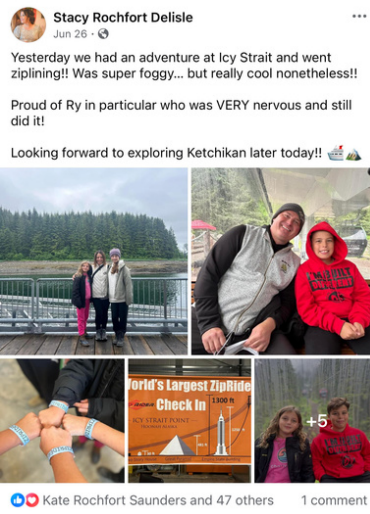
30. Refinancing Assistance: Partnered with your lender, we have a pulse on the local market, property values, and mortgage interest rates so when it MIGHT be an advantageous time to refinance, we will let you know.

31. Lifelong Partnership: At Impact Maryland Real Estate, we don't see you as a Transaction, we view you as FAMILY and we want to maintain a life-long partnership in your real estate needs.

With the ever-changing real estate landscape, having an Impact Maryland Real Estate buyer's agent by your side is more important than ever. We are committed to providing exceptional service, ensuring your home-buying experience is seamless, informed, and successful. Trust us to guide you through every step of the process, making your dream home a reality.

SOCIAL MEDIA STORIES

A round up of fan favorites!



summer
time

MAGNOLIA MONTHLY

REAL LIFE. REAL ESTATE. ALL THINGS LOVELY.

3295 Prices Distillery Rd.
ljamsville, MD 21754
240-815-0890



For Inquires AND Referrals contact:

stacy.delisle@gmail.com

Or Call/Text to 301-646-9625

Testimonials from *Magnolia Monthly* Members...

Stacy was recommended to us by a close friend and we couldn't have been more impressed. She was so easy to work with and full of great advice and vast knowledge. She was always available when we had a question and always kept us informed of everything along the way. We highly recommend Stacy to anyone planning to buy or sell.

★★★★★ The Reed Family

This newsletter is intended for entertainment purposes only. Copyright 2024 Magnolia Monthly. This information is solely advisory, and should not be substituted for medical, legal, financial or tax advice. Any and all decisions and actions must be done through the advice and counsel of a qualified physician, attorney, financial advisor and/or CPA. We cannot be held responsible for actions you may take without proper medical, financial, legal or tax advice.