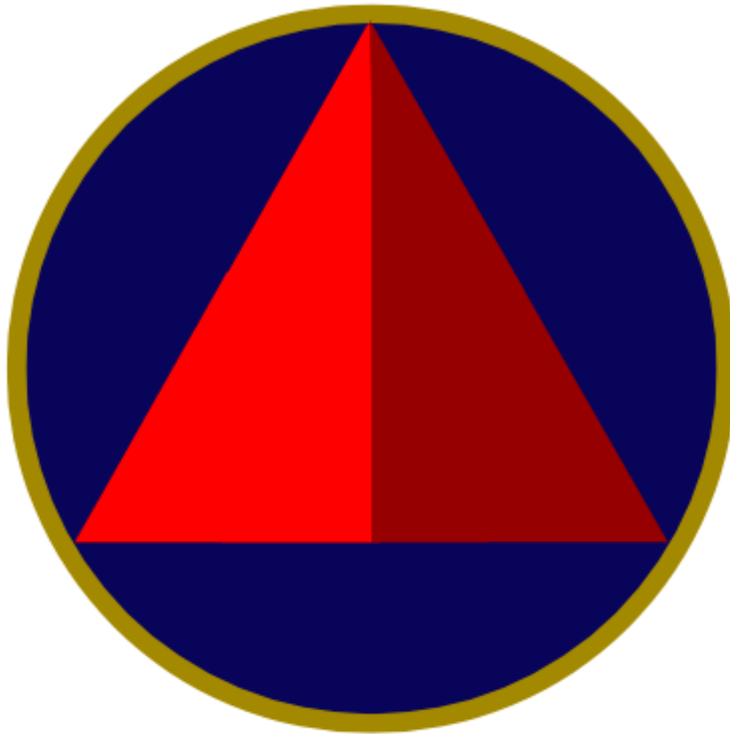


US DELTA REALTY

- HOME
- REVIEWED LISTINGS
- BUYERS
- SELLERS
- RESEARCH
 - ASU
 - School Facts
 - Colleges & Campuses
 - Economic Powerhouse
 - Student Tuition & Housing
 - City of Chandler
 - City of Tempe
- ABOUT
- *Vietnamese

CHANDLER New Listing

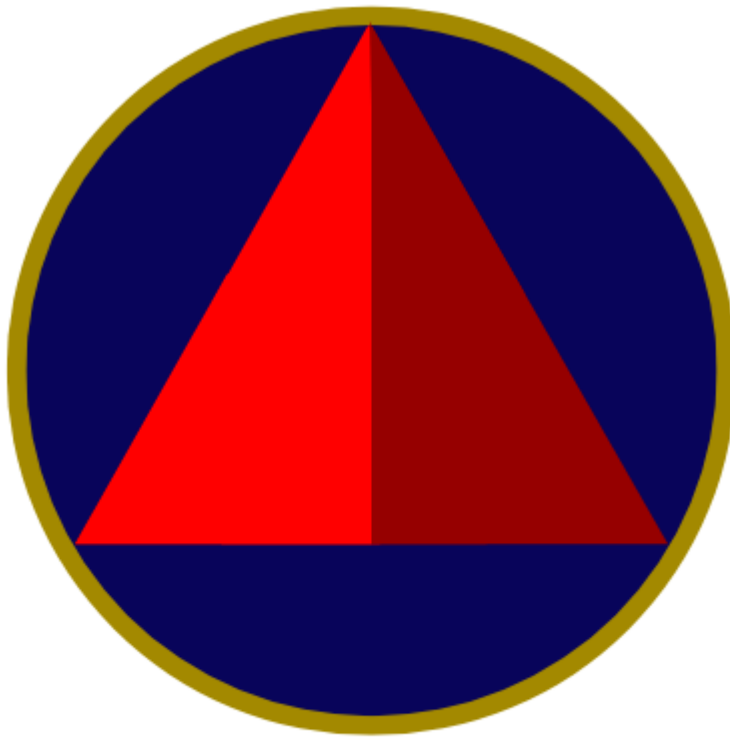


US DELTA REALTY

- HOME
- REVIEWED LISTINGS
- BUYERS
- SELLERS
- RESEARCH
 - ASU
 - School Facts
 - Colleges & Campuses
 - Economic Powerhouse

- Student Tuition & Housing
- City of Chandler
- City of Tempe
- ABOUT
- *Vietnamese

ASU New Listing



US DELTA REALTY

- HOME
- REVIEWED LISTINGS

- BUYERS
- SELLERS
- RESEARCH
 - ASU
 - School Facts
 - Colleges & Campuses
 - Economic Powerhouse
 - Student Tuition & Housing
 - City of Chandler
 - City of Tempe
- ABOUT
- *Vietnamese

Navigating a Home Renovation: Expectations and Realities



Photo

via Pexels

By Suzie Wilson

Remodeling your home can be an exciting and rewarding process, but if you've ever tackled a home renovation project, you know it comes with its fair share of challenges. Before diving into your home renovation, make sure you set realistic expectations and understand what to expect. In this guide from US Delta Realty, we'll explore some common home remodeling projects and offer tips to help you make informed decisions about this big project!

Using Construction Estimating Software for Budgeting

Construction estimating software isn't just for contractors. You can use it too! These tools can help you estimate costs, create budgets, and track expenses. Construction estimating software can also help you create detailed plans, schedules, and timelines. It's important to choose a tool that is easy to use and that fits your specific needs. Some software even has a feature that allows you to create a virtual walkthrough of the renovation project, so you can visualize the

final outcome before the renovation starts. You may consider this takeoff estimating tool if you're looking to estimate material and labor costs for your home remodeling project.

Unlocking the Potential of Your Kitchen

Kitchen remodeling is one of the most popular home renovation projects, particularly for owners looking to sell in the future. As Menno S. Martin explains, a kitchen renovation can bring a new look and improved functionality to the heart of your home. However, it also comes with its own set of pros and cons. On the pro side, a new kitchen can increase the value of your home, improve the functionality of the space, and make it more enjoyable to cook and entertain in. On the other hand, kitchen renovations can be costly and time-consuming. It's important to set a budget, plan out the design and layout, and choose materials and finishes that will stand the test of time.

Creating a Productivity Haven for Remote Work

Designing a home office is another popular renovation project, especially in the current climate where many people are working from home. A dedicated workspace can increase productivity, improve focus, and provide a separate area for work and personal life. When designing your home office, it's important to consider the layout and flow of the space, as well as the type of work you'll be doing and the equipment you'll need. You'll also want to choose a color scheme and lighting that will help you focus and be comfortable. And be sure to add a few decorative elements that make you feel happy and inspired!

Navigating the Permit Process

Obtaining the necessary permits for your home renovation can be a daunting task, but it's an important step to ensure the safety and legality of your project. Before starting any renovation work, it's crucial to understand the permit requirements in your area, as they can vary depending on the scope and location of your project. To get started, complete your permit application and pay the associated fee. Then, find out what inspections need to be done throughout the project. For example,

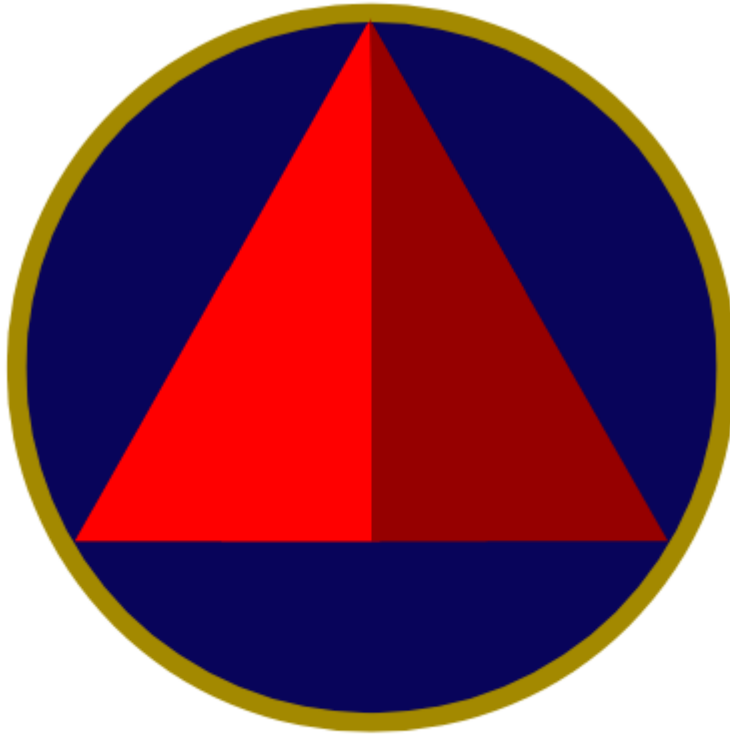
electrical work needs to be inspected before the drywall goes up.

Working with Contractors

Finding the right contractor for your home renovation is crucial to the success of your project. A good contractor can help you bring your vision to life, while a bad one can lead to delays, cost overruns, and subpar work. The best way to find great contractors is to get recommendations from friends or relatives who have hired contractors in the past. Be sure to interview potential contractors so you can ask about their experience and determine if they're a good fit for your project.

Renovating your home is a great way to make it your own. Kitchen remodeling and designing a home office are popular renovation projects that can add value to your home, improve functionality, and increase productivity. By planning, budgeting, using construction estimating software, and setting realistic expectations, you can ensure that your home renovation project is a success!

Next article →



US DELTA REALTY

- HOME
- REVIEWED LISTINGS
- BUYERS
- SELLERS
- RESEARCH
 - ASU
 - School Facts
 - Colleges & Campuses
 - Economic Powerhouse
 - Student Tuition & Housing
 - City of Chandler
 - City of Tempe
- ABOUT
- *Vietnamese

Extending Your Home to Make Room for an Expanding Business



Image via Pexels

By **Stephanie Haywood**

A business owner may find themselves in need of more space as the business grows. Rather than looking for a new location, they can choose to extend their home to accommodate the business.

This has a few advantages:

- The owner will already be familiar with the area and neighborhood.
- It can be less expensive than moving to a new location.
- The owner won't have to go through the hassle of finding a new place and then moving all their equipment and furniture.

One of the advantages of extending your home is that you can add a home office. This will give you a dedicated space to work in and keep all your business supplies. If you don't have an extra room to use as an office, you can convert part of another room, such as a spare bedroom or den.

Before setting up your home-based business, there are a few things you need to check on. Firstly, check with your local planning and zoning (P&Z) department to see if there are any restrictions on extending your home. If you decide to convert a space room into an office without any major structural modification, you will not

need an approval from local P&Z department.

However, if your planned home business needs more than just adding a door or removing a closet for more work space, you more likely need to apply for a permit with your local P&Z department.

If you plan an extensive modification, you can either “do it yourself” or hire a general contractor. To “do it yourself”, you need to hire an architect to help draw the planned modification and submit the drawing to the city P&Z planner (city where you live) for approval. Most architects will take care of the submission for you for little extra fees.

It depends on the extent of your modification and the workload of your city P&Z, it may take a couple weeks to a couple months or even longer for your planned modification drawing to be approved. In some situations, your drawing would need to be revised to be approved - this often happens when your architect does not know or keep track with the city codes, so it pays to hire an architect who has done work with your city P&Z.

Once your drawing is approved, you need to hire contractors - electrical, plumbing, etc, and oversee their work progress.

You need to be aware of the required steps of your city P&Z department. You are more likely required to invite the inspector to come and check the work before you can progress to the next phase.

Because there are many steps involved in the construction process, most people choose to hire a general contractor to help them from the beginning rather than do it themselves. Some general contractors work closely with architects that they can recommend. For an extra fee (most general contractors will charge 10%-15% of the total project cost), an experienced & ethical contractor will help your sail through a process smoothly. They work with the architect, the city P&Z, and take care of hiring/firing subcontractors.

If this is your first major modification/renovation, it's recommended that you find a reputable general contractor to help you. It will save you a lot of time.

Once you finish the modification of the space and if the modification adds extra square footage to your home, you need to contact homeowner's insurance to update them with the additional square footage. Your monthly premiums will increase, but if something happens, your room/space addition is covered.

Furthermore, your homeowner's insurance company needs to be aware of your planned business operation so that it covers any potential liability issues that could arise from running a business from home.

Lastly, consult with an accountant or tax lawyer to make sure that you are taking advantage of all the tax deductions available to businesses.

You may want to consider improve your business knowledge before actually running a business. Yes, you may have been doing this type of work for your current employer for more than a decade. But running a business as an owner is very different from being an employee. It's much more demanding. No wonder the failure rate of small businesses is approximate 50% by the end of fifth year. You can read more about their statistics in this article.

Many people choose to go back to school (a local community college is a great place to start) to get a business degree before they actually quit their job and start their own business. This can be a great way to get the education you need to take your business to the next level. There are a few things you should keep in mind if you are considering this option: time commitment, full-time vs. part-time, and researching different programs. Go here to find a business degree that can help improve your skills and knowledge and also take your business up another notch.

When upsizing a home to accommodate a growing business, it is important to investigate the process and all the required steps involved. You may want to join a local entrepreneur group or talk to business owners who have been in the business for more than five years. Their failures (if they are willing to share with you) and advice are valuable lessons that definitely help you either avoid unnecessary loss of time and money and/or make you become a great business owner. Good luck on your future endeavors.

Next article →



US DELTA REALTY

- HOME
- REVIEWED LISTINGS
- BUYERS
- SELLERS
- RESEARCH
 - ASU
 - School Facts
 - Colleges & Campuses
 - Economic Powerhouse
 - Student Tuition & Housing
 - City of Chandler
 - City of Tempe
- ABOUT

- *Vietnamese

Purchasing Your First Home: A Step-By-Step Guide



Image via Pexels

By **Stephanie Haywood**

Buying a home is a huge accomplishment! It's also a big decision that comes with a lot of steps. Where do you even begin? This US Delta Realty guide will walk you through the entire process from start to finish so you can confidently find and purchase your dream home.

Step 1: Determine How Much House You Can Afford

The first step to buying a house is figuring out how much you can afford. Begin by looking at your current financial situation. Make sure you have an accurate picture of your monthly income and expenses. Then, consider how much you have saved for a down payment and any other additional costs associated with buying a house (e.g., closing costs, moving expenses, etc.).

Use an online mortgage calculator to get an estimate of the monthly mortgage payment you can afford. This will help you narrow down your search to homes that fit within your budget.

Step 2: Find the Right Home

Now that you know how much house you can afford, it's time to start looking for the right home! There are a number of ways to do this. It's best to work with a real estate agent, search online listings, and drive around neighborhoods that interest you.

Keep in mind your must-haves, nice-to-haves, and dealbreakers when considering different properties. Once you find a few homes that meet your criteria, schedule visits so you can take a closer look.

Step 3: Get Pre-Approved for a Mortgage

Now that you've found the perfect home, it's time to get pre-approved for a mortgage. This entails submitting some financial information — including your income, debts, and assets — to a lender, who will then provide you with a letter indicating how much they're willing to lend you. This letter will come in handy when it's time to make an offer on a home since it demonstrates to the seller that you're serious about buying and provides guidance on what price range you should be considering.

Step 4: Make an Offer on the Home

Once you've found the right home and been pre-approved for financing, it's time to make an offer! Your real estate agent will help guide you through this process and negotiate on your behalf with the seller (or their agent).

Be prepared to move quickly since there may be other interested buyers, especially in hot markets. If your offer is accepted, congratulations! The next step is scheduling a home inspection.

Step 5: Schedule a Home Inspection

A professional home inspector will visit the property to look for any structural or mechanical concerns that could impact the value or livability of the home. They will provide detailed reports on their findings which can be used as leverage during negotiations if any problems are uncovered.

You might consider investing in a home warranty if the inspection reveals significant issues. An annual contract will cover broken-down HVAC, plumbing, and electrical systems in addition to faulty appliances. When looking for a home warranty in AZ, remember to compare different providers online to find the best rates and coverage.

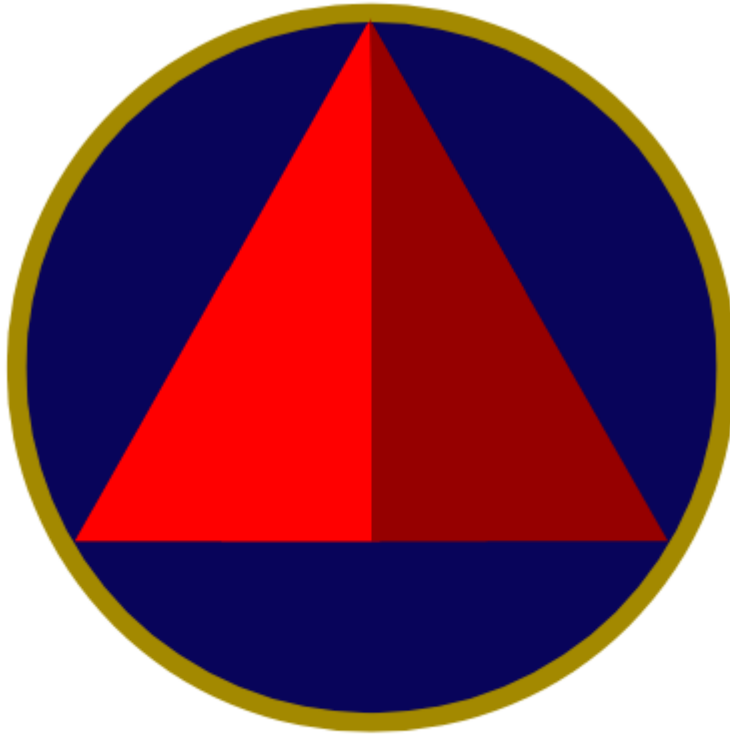
Step 6: Closing

Closing is when the formalities of purchasing a home are finalized, and ownership is transferred from seller to buyer. You'll need to bring several documents with you on closing day, including ID, proof of homeowners insurance, loan documents, etc. Your real estate agent and/or lawyer will be there to walk you through everything, so don't worry if it feels like information overload — they've got this!

Conclusion

Now you know exactly what's involved in buying a home. We hope this guide has clarified any confusion you may have had and made things feel a bit more manageable. Remember to research various homes, seek pre-approval, consider a home warranty, and follow the other tips above. Your home ownership dreams will soon be a reality!

Next article →



US DELTA REALTY

- HOME
- REVIEWED LISTINGS
- BUYERS
- SELLERS
- RESEARCH
 - ASU
 - School Facts
 - Colleges & Campuses
 - Economic Powerhouse
 - Student Tuition & Housing
 - City of Chandler
 - City of Tempe
- ABOUT
- *Vietnamese

Helpful Tips to Streamline Your Move



Image via Pexels

(This guest post was written by Suzie Wilson of <http://happierhome.net>. Suzie is an interior designer with more than 20 years experience. What started as a hobby turned into a passion for creating soothing spaces in homes of every size and style. While her goal always includes making homes look beautiful, her true focus is on fashioning them into serene, stress-free environments that inspire tranquility in all who enter.)

If you are one of the fortunate few to have two residences to call home, then you'll know that this does come with some special planning and organization to make sure both homes are well cared for, especially if they are left vacant for a considerable amount of time.

Speaking of Getting Organized...

As a homeowner, you'll know that properties require continuous work, from maintenance issues to the general upkeep of the home - all properties need to be looked after carefully to ensure they don't suffer the ill effects of neglect over time. This is where having someone beside you to help you keep on top of everything is a good idea. For example, you may want to consider hiring a trustworthy housekeeper to help keep your household in order so that you can attend to the more important stuff,

such as acclimating your family and your pets to their new lifestyle.

Keeping Your Business Affairs in Order

If you are a business owner, and you are living between states, then this can be tricky to navigate as you can't be in two places at once to oversee everything in as much detail as you would like. This is where having a registered agent on board can help provide you with the peace of mind you need that all is in order regarding your business affairs. Moreover, hiring an agent is a prerequisite if your business is an LLC, as they are often responsible for keeping all your business documentation regarding tax and filing requirements up-to-date for you. Furthermore, it is essential to note that if you are opening businesses in multiple states, you could even have more than one registered agent helping you manage a business better in each applicable state.

Look at Storage Facilities

Storage facilities can also help you keep your belongings more organized, as you'll have a place to store them while you figure out what to do with them all. The trick is knowing where to look for storage to maximize your time and resources accordingly. For example, some self-storage facilities can help you decide the correct storage unit size for your belongings, which can help save you money and time, especially if you plan on storing your things for months at a time.

Looking After Your Family's Best Interests

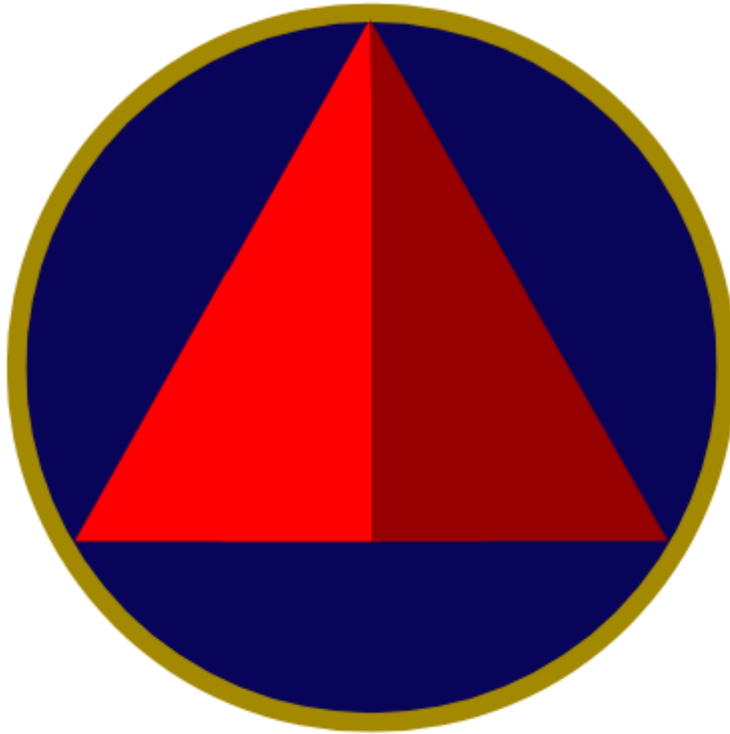
Certainly, your family will be your topmost priority, which is why you'll probably be looking into making both your homes as safe as possible for your family. This is where reading product reviews from unbiased sources becomes extremely valuable, as you don't really know what you are buying until you've bought it. For example, when it comes to security features like outdoor security cams or window alarms, you should pay attention to what people are saying about the product in reviews so that you don't waste money on a product that fails to live up to its end of the bargain.

Here is Some More Information About Top Locations People Are Getting Into

- Arizona is ranked in the top two as one of the cheapest places to live in.
- Self-storage units in San Diego Go for as little as \$140 for a 5'x5' storage unit.
- The best state for your pet's health goes to Montana.
- Vermont is the top state regarding access to healthcare facilities for children.
- The cheapest states to shop include New Hampshire because of its zero sales tax.

While moving from one residence to two sounds a bit complicated practically, the process can be made easier if you rely on services such as a registered agent to help make the transition easier for you.

Next article →



US DELTA REALTY

- HOME
- REVIEWED LISTINGS
- BUYERS
- SELLERS
- RESEARCH
 - ASU
 - School Facts
 - Colleges & Campuses
 - Economic Powerhouse
 - Student Tuition & Housing
 - City of Chandler
 - City of Tempe
- ABOUT
- *Vietnamese

A Foolproof Guide To Moving To Arizona



Photo by Unsplash

(This guest post was written by Suzie Wilson of <http://happierhome.net>. Suzie is an interior designer with more than 20 years experience. What started as a hobby turned into a passion for creating soothing spaces in homes of every size and style. While her goal always includes making homes look beautiful, her true focus is on fashioning them into serene, stress-free environments that inspire tranquility in all who enter.)

Moving to Arizona is a big decision. What will you do for work? What is the cost of living? How can your commute be easier? What about the heat? If these questions have been nagging at you, read on because we've got some answers that might help put everything in perspective as well as answer any other concerns about life after relocation.

There are many reasons why people choose to live here rather than some other place. Some people might not understand why someone would move to such a hot and dry climate, but once they experience it for themselves, they quickly understand why people love this part of the country. When moving to any new place, there are many things that must be considered beforehand. To help, we've put together the following tips.

Buying a Home

If you're thinking of buying a home in Arizona, there are a few things you should keep in mind. First, the median home price in the state is above \$400,000, and prices can vary greatly depending on the location and type of home you're looking for. For instance, homes in Phoenix have a median price of \$439,000, while homes in Tucson have a median price of \$354,999. So it's important to do your research and figure out what type of home you can afford in the area you're interested in.

Second, it's important to be aware of the state's property taxes. In Arizona, the average effective property tax rate is .62%, which is lower than the national average of 1.07%. However, rates can vary depending on the county you live in.

When you're ready to start looking at homes, connect with US Delta Realty who can help you zero in on the ideal neighborhood and property to fit your needs.

Safeguarding Your Home With a Home Warranty

While your real estate agent will be able to help you find a home, the last thing you want after a major relocation is to pay for a significant repair to your home. For assurance and peace of mind, it's ideal to purchase a home warranty contract that's good for at least your first year in your home. A home warranty can protect you in case of breakdowns in your electrical system, plumbing, HVAC, appliances, and more. When looking at home warranty companies, explore the best home warranty options by reading reviews and ratings so you feel more confident in your purchase. And be sure to confirm what's covered before you finalize your warranty.

Employment Opportunities in Arizona

If you're looking for employment opportunities in Arizona, you'll be pleased to know that the state offers a wide range of options. From major cities like Phoenix and Tucson to rural areas and small towns, there's something for everyone. The state's diverse economy means that there are plenty of job openings in a variety of

industries, so no matter what your skills and background, you're sure to find something that's a good fit.

Schooling Options For Your Children

Arizona is a state with a wide variety of school options for children. Families can choose from district schools, charter schools, homeschooling, and private schools. Each option has its own benefits and drawbacks, so it is important to research all of the options before making a decision.

District schools are publicly funded and overseen by the state, so they must adhere to strict academic and financial standards. This can result in a higher quality of education, but it also means that district schools may not be able to offer the same level of customization or support that other types of schools can. Charter schools are privately run but publicly funded, so they have more flexibility in their curriculum and operations. This can be a benefit for families who want their children to have a more tailored educational experience.

Finding a Physician

One of the most important things you'll need to do is find a new doctor. And while this may seem like a simple task, it can actually be quite complicated. Fortunately, you can easily find a doctor online who can help make the transition easier.

One of the main benefits of finding an online doctor when moving is that you can get medical care from the comfort of your own home. You don't have to worry about trying to find a new doctor in a city you're not familiar with or trying to schedule an appointment around your busy schedule. Online doctors can also provide care for multiple people in your family, which can save you time and money. In addition, online doctors typically offer a lower cost than traditional doctors, making them a more affordable option for families on a budget.

Starting a Business in Arizona

Arizona is a great place to start a business. The state has a diverse economy and is home to many large companies such as PetSmart, Banner Health and Amkor Technology. Plus, there are many resources available to help entrepreneurs get started. Opening a business includes creating a business plan, registering your business with the state, choosing a structure and name, and applying for licenses and permits.

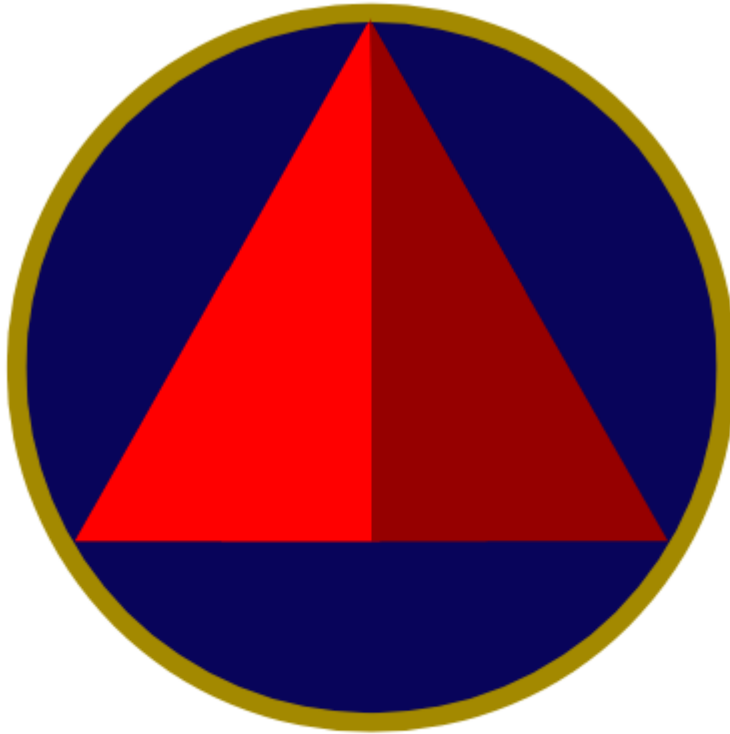
Getting Settled

It can be tough to settle into a new home after a move. Everything is unfamiliar, and it can take months to adjust to the new surroundings. There are a few things you can do to make the transition smoother, though. First, unpack as soon as possible. It may seem like a daunting task, but it's important to get settled into your new space. Start by unpacking the essentials, like clothes and toiletries, then move on to the non-essentials.

Once everything is unpacked, you can start setting up your new home the way you want it. If possible, try to personalize your space with pictures and mementos from your old home. This will help you feel more comfortable in your new surroundings. Finally, don't forget to reach out to your new neighbors. Introducing yourself and getting to know the people who live nearby will help you feel more connected to your new community.

Relocating is a big decision, but it can be an exciting one, too. If you're relocating to Arizona, research home prices, invest in a home warranty, review schooling options, find a new job, and choose a doctor for your family. If you have any other questions or need more information, please don't hesitate to reach out to US Delta Realty! Call 480-336-8752 or complete this form.

Next article →



US DELTA REALTY

- HOME
- REVIEWED LISTINGS
- BUYERS
- SELLERS
- RESEARCH
 - ASU
 - School Facts
 - Colleges & Campuses
 - Economic Powerhouse
 - Student Tuition & Housing
 - City of Chandler
 - City of Tempe
- ABOUT
- *Vietnamese

Simple Spaces: Refresh Your Home by Reinventing It



Image by Pexels

(This guest post was written by Stephanie Haywood of <http://MyLifeBoost.com>. Stephanie Haywood is happy to be living her best life. Personal development and self-care gave her a boost when she needed it most, and now she works to share the gift of self-knowledge, self-care, and self-actualization with everyone who visits MyLifeBoost.com.)

When you spend a lot of time at home, it's easy to grow bored at the sight of the same spaces every day. That's why it's important to switch things up and move things around—with a few low-effort strategies, you can give your home a fresh lease of life. Here's some advice to get you started.

Decluttering

There's simply no faster, cheaper way to improve your physical and mental space than with a good decluttering. If you can take the time to organize, strategize and sort through your possessions, you can open up new areas of the house and create a spatial composition that invites calmness.

To achieve this, you'll need to be willing to throw away, donate or recycle items that

serve no function in your day-to-day life. You may also need to invest in some new storage capacity. If you're not sure how best to start the decluttering process, you can hire an expert to help you create a plan or navigate through the first stages of this chaotic process.

Aroma

When you're looking to promote wellness in the home, scent always has a role to play. You have two primary options when picking an aroma—natural or synthetic. If you decide to go natural and buy flowers, you'll have to maintain them and pay regularly to replace them throughout the year. Alternatively, synthetic room fresheners and diffusers, while cheaper, can't hope to match the freshness and aesthetic provided by a bouquet. Whichever you go for, make sure to pick light, understated smells and try to disperse them in moderation! When purchasing a diffuser or any other home products, it's a good idea to read in-depth reviews to determine a product's quality and that it's safe for your family.

Landscaping

Tending to your outdoor area is an important part of home maintenance and most yard work can be carried out without the help of a professional. Even more technical tasks, such as paving, can be DIY'd if you've done your research and bought the right tools. This is also a great way to save money and improve your property value. But tending to the front yard isn't just about creating an attractive home, PureWow notes it's also a great way to stay healthy and will help you to get out of the house while working from home.

Of course there are some outdoor jobs that you won't be able to DIY. For example, if you need to have your land graded to prevent erosion and water pooling, search "ground leveling near me" for professionals. Before working with a land grading company, it's a good idea to check reviews and ratings from customers.

Rearranging

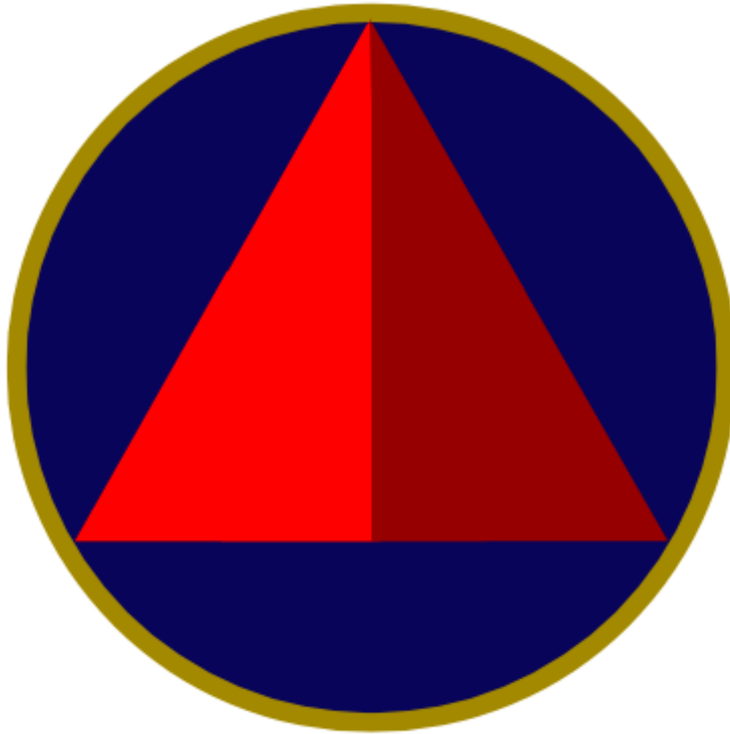
The act of rearranging furniture or swapping rooms around can help break up monotony during long periods spent inside. Psychology Today explains that a good furniture rearrangement can even improve mental health. If you're looking to try a new order of things, remember to keep in mind some of the key rules—such as balance and even light.

Remodeling

Occasionally, no amount of plant insertion, furniture rearrangement, or weeding is enough to revive your home and you'll need to take some more drastic action. Remodeling your home means changing the structure or form of the property itself and, for this, you'll need the help of experts.

The pandemic and its aftermath has resulted in a much more intimate relationship with the home. Given all the time we're spending indoors, it's important to set aside a few hours in the week to improve the way that we live and the spaces that we live in whether that's through decluttering, remodeling, or revamping our outdoor areas.

Next article →



US DELTA REALTY

- HOME
- REVIEWED LISTINGS
- BUYERS
- SELLERS
- RESEARCH
 - ASU
 - School Facts
 - Colleges & Campuses
 - Economic Powerhouse
 - Student Tuition & Housing
 - City of Chandler
 - City of Tempe
- ABOUT
- *Vietnamese

It's a Beautiful Day in the (Safe) Neighborhood



Photo courtesy of Pexels

(This guest post was written by Stephanie Haywood of <http://MyLifeBoost.com>. Stephanie Haywood is happy to be living her best life. Personal development and self-care gave her a boost when she needed it most, and now she works to share the gift of self-knowledge, self-care, and self-actualization with everyone who visits MyLifeBoost.com.)

Neighborhood safety ranks high on the “most wanted” list of current and prospective residents. Without feeling safe, it’s hard for residents to enjoy whatever other amenities a neighborhood offers. Bike and walking paths are no longer attractive assets if residents are scared to use them. Good schools in close proximity lose their luster if we worry about our children’s wellbeing going to and from the classrooms. A pedestrian-friendly layout is only as “friendly” as the drivers who share the road.

This is why safety should be a neighborhood priority, and a shared responsibility among all residents. Here, US Delta Realty outlines exactly what it takes to make (and maintain) a safe neighborhood.

Being Good Neighbors to Law Enforcement

It's important to build a relationship between neighborhood residents and local law enforcement. Open dialogue between residents and police facilitates collaboration to solving - or preventing - dangerous neighborhood issues. By getting to know neighborhood residents, law enforcement officers become aware of neighborhood priorities and provide tips to residents so the police can allocate their typically overtaxed resources more efficiently.

For example, understanding something as simple as what constitutes an emergency call, and what can be handled by a non-emergency responder, can mean the difference between life and death for someone else. National Neighborhood Watch notes that positive relationships with law enforcement also breed cooperative crime-prevention programs.

Deterring Dangerous Drivers

Dangerous driving is a menace to any neighborhood. Residents may be more likely to use caution around their neighbors, and also be aware of any high-traffic areas that deserve extra caution. Those driving through from other parts of the city may be unaware of speed limits, heavy pedestrian areas, or simply don't exercise safe driving behaviors, like driving while texting or talking on the phone.

Holding constructive neighborhood meetings can be a proactive way of stemming the proliferation of unsafe driving. In fact, if you live in a shared housing complex, such as those with condominiums, townhomes, and co-ops, you'll typically belong to a homeowners association, or HOA, that has regular meetings. These meetings present ideal opportunities to bring up security and driving safety concerns, leading to a productive dialogue about what driver deterrents make the most sense.

The Practical Consequences of Cosmetic

Adjustments

When you put on your best outfit and pay attention to your personal style, it sends a message to others about the pride you have in yourself, and it builds confidence in you. The ambience your neighborhood projects is very similar. Overgrown yards, rusting playgrounds, and empty lots aren't just unsightly – they can negatively affect property value and obstruct views of drivers, pedestrians, and bicyclists. They can also become fire hazards in dry, hot weather. Broken windows, run-down buildings and ill-lit streets and parking lots can be invitations to crime.

Forming beautification and restoration groups for neighborhood cleanups accomplishes so much more than neighborhood cleanliness, as NBC News reports. You are forging bonds with your neighbors, deterring criminal activity, and making law enforcement's job easier. Set a day each month to clean, and another day for improvements, such as planting flowers, trees, fixing fences, or turning empty lots into safe play areas for children and youth. And the good news is that certain home improvements also have the added benefit of raising your home's appraisal value.

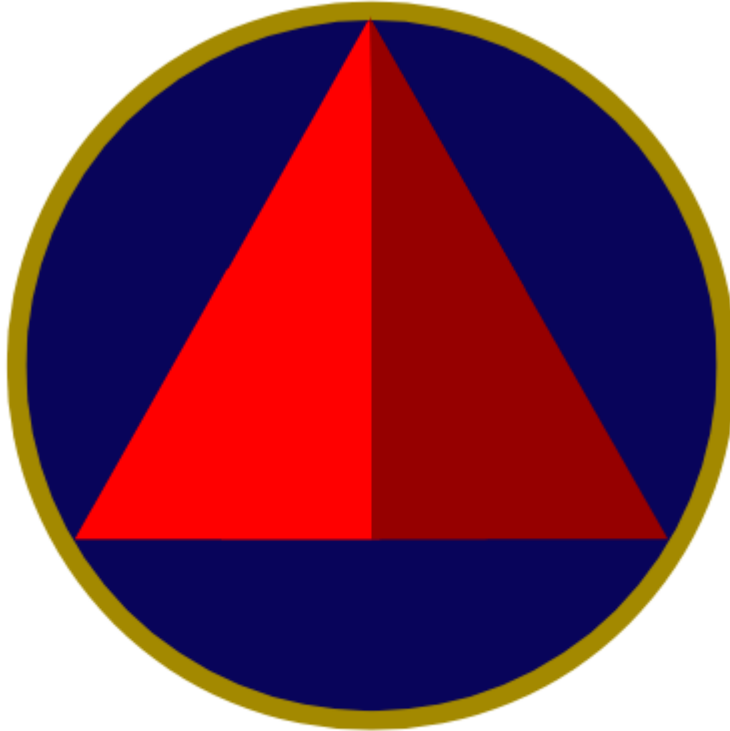
In shared housing situations, the maintenance, repair, and security of shared spaces is part of your HOA's responsibility, so be sure to notify them if you see something that needs attention.

The Neighborhood Family

Neighborhood residents share a great deal with one another – from favorite eating spots to playgrounds and pediatricians, to quaint books and coffee shops. Children play with each other at neighborhood cookouts and holiday celebrations. You keep an eye on your neighbors' kids, and on their homes when they're away. In sharing so much, residents must always remember that neighborhood safety is a "family" responsibility we also share.

Are you looking for a safe neighborhood in the Tempe area? Turn to the real estate experts at US Delta Realty. With their years of experience, they can help you find the perfect home in the perfect neighborhood.

Next article →



US DELTA REALTY

- HOME
- REVIEWED LISTINGS
- BUYERS
- SELLERS
- RESEARCH
 - ASU
 - School Facts
 - Colleges & Campuses
 - Economic Powerhouse
 - Student Tuition & Housing
 - City of Chandler

- City of Tempe
- ABOUT
- *Vietnamese

The Assisted Living Transition: Tips to Help You During This Change in Living Arrangement



Image via Pexels

(This guest post was written by Maria Cannon of Hobbyjr.org) Maria created Hobby Jr. to encourage young people to find a hobby they love. Her hobbies include gardening, quilting, sewing, and knitting, which play a major role in maintaining her mental health.)

The transition into an assisted living community is often difficult, and it involves letting go of many things, including your home. This can be heartbreaking and stressful, but you can smooth the process by knowing your options and making an informed decision.

Finding the Right Living Situation

Before deciding what to do with your home, you'll need to carefully review your

living options. If you'd like to maintain some level of independence but still need help with activities of daily living, then an assisted living facility is your best option. These facilities offer seniors support in meal preparation, medication management, dressing and bathing, and recreational activities.

However, if you're dealing with a serious health issue that requires skilled nursing care and 24/7 monitoring, then a nursing home will be a safer choice. To learn more about Phoenix-area nursing homes, check out online directories, and read reviews and detailed facility reports.

Selling a Home Yourself

As you transition into assisted living, you may consider selling your home. This isn't easy, of course, especially if you've lived in your home for a long time and have made many memories there. Yet it may be a necessary step to help you cover the costs of assisted living.

Begin the process by taking a close look at the home prices in your area. Real estate websites let you run a search for recently sold properties, and you can look for houses equivalent to your own to get an idea of the average sale price of homes in your area over the previous month or so. Afterward, you can list your home on a website like Redfin. You can then determine if you can get enough money from the sale of your house to pay for your current needs. If not, you may consider other options.

Work with a Real Estate Professional

For many people, selling a home on their own isn't an option. The process can get pretty involved, which is why you may want to work with a professional once you've handled some of the early research on your own.

If you do decide to team up with a pro, hire a real estate agent from US Delta Realty who can provide a high level of expertise and exceptional customer service. Your agent helps you price your home properly, advises you about necessary repairs and staging, handles showings and offers, and takes care of your closing when your

home sells.

Renting Your Home

If selling your home isn't a viable option at the moment, you may decide to rent it out. This can be tricky and time-consuming, for you must research rental prices in your area, learn about rental laws in your state, write up a rental policy and lease, meet with potential tenants, keep careful records, and deal with any maintenance issues that may come up.

All of this may seem overwhelming, but if you still think renting out your home is the right choice for you, consider hiring a property management company to take care of the details. Your property manager provides you with all the legalities, helps you with drafting a lease, screens potential tenants, and interacts with tenants. You still have to stay in constant contact with the property manager, but you don't have to handle the daily business of rental management.

Gifting Your Home

Finally, you may think about gifting your home to a relative or friend or at least putting your home in the care of another for the time being. If you decide to gift your home, however, you must be aware of the tax implications of this act. Talk to a tax accountant who can give you the latest information about federal and state obligations for you and your loved one. Better yet, work with an attorney to help you navigate the legalities associated with this type of transfer. However, if you decide to retain your home in your name and allow a loved one to live in it, draw up a contract so each party is fully aware of expectations and obligations.

Transitioning

A transition to assisted living isn't easy, but if you plan carefully and make an educated decision about whether to sell, rent, or gift your home, the process may be smoother. When you're ready to sell your home, connect with the real estate professionals at US Delta Realty! 480-336-8752

CHANDLER HOT Listing →

US DELTA REALTY

US Delta Realty is committed to delivering a high level of expertise, customer service, and attention to details in the marketing, acquisition, and disposition of real estate for clients.

2109 S. McClintock Dr., Tempe, AZ 85282

(480) 336-8752



Copyright © 2025 | US DELTA REALTY

Privacy Policy