



“Nobody can go back and start a new beginning, but anyone can start today and make a new ending.”
-Maria Robinson

CREATIVE (YET PRACTICAL!) GRADUATION GIFT IDEAS FOR ALL THE GRADS IN YOUR LIFE



From grade schools to grad schools, countless educational institutions begin releasing their graduates into the next stage of life during May. For the special graduates in your life, choosing a gift that is practical, yet more imaginative than money in a card, can be challenging. Here are some unique gift ideas to help grads of any age adapt to their new realities:

Middle school graduation

Movie theater gift card. As children become teenagers, they begin seeking more freedom. A gift card to a local movie theater will grant your teen a slice of independence when he or she goes out with friends.

Luggage. Many kids begin taking brief jaunts away from home during high school, whether that means sleepovers with friends, school trips, or college visits. Investing in a quality piece of luggage will help your grad stay organized when traveling for years to come.

Guided journal. High school is a fun, yet turbulent, time of major life transitions. Guided journals provide prompts to help teens cope with their feelings and experiences while creating a lasting record of their high school years.

High school graduation

Personalized business cards. While many people do not get business cards until their first professional jobs, having cards made with your grad's name, contact information, and university will provide a useful asset as they attend networking events and interview for jobs and internships.

Shower kit. Communal bathrooms are among the most cumbersome

parts of college life. While a shower kit may not be glamorous, it will make your grad's life easier when he or she transitions to the dorms. Include all the products needed for a good lathering session, as well as a carrying case, slip-on shower shoes, and a bathrobe.


Sleep essentials kit. A good night's sleep is key to success at any age, but getting distraction-free sleep can be difficult in the dorms. Give your grad the gift of shut-eye with a good quality pillow, sleep mask, and ear plugs.

College graduation

Gym membership. One luxury of college life is free access to the campus gym. As college grads enter the "real world," help them stick to their fitness goals with a local gym membership.

Cooking lessons. While college cafeteria food may not be the tastiest, it is a convenience that many grads miss when they leave campus. Cooking classes will help young adults learn the skills needed to care for themselves once they've transitioned to apartment living.

Noise-canceling headphones. Whether your grad has a noisy roommate, gets a job in a busy office, or has plans that involve airplane travel, a quality set of noise-canceling headphones will help them maintain peace of mind as they embark on their new adventures.



SHREDDED CHICKEN AND TOMATILLO TACOS WITH QUESO FRESCO

Ingredients:

- 6 tomatillos, husked, washed, and grilled until blackened
- 1 serrano, grilled until blackened
- Olive oil
- 1/2 small red onion, coarsely chopped
- 2 cloves garlic, coarsely chopped
- 1 cup chopped fresh cilantro
- 1 lime, juiced
- 2 tablespoons honey
- 1 1/2 cups shredded rotisserie chicken
- 8 blue corn tortillas
- 1 cup crumbled queso fresco

Source: foodnetwork.com

Directions

- Preheat the grill to medium. Add the blackened tomatillos and serrano to a small saute pan and briefly saute in a little olive oil on the grates of the grill.
- Place the tomatillos, serrano, onion, garlic, cilantro, lime juice, and honey in a blender and blend until smooth. Place the tomatillo mixture in a large saute pan and place on the grates of the grill. Bring the mixture to a simmer, add the chicken, and heat through.
- Place the tortillas on the grill, and grill for 20 seconds on each side. Spoon the chicken mixture into the tortillas and top with a few tablespoons of queso fresco. Fold the tortillas in half serve immediately.



WHAT ARE THE DIFFERENCES BETWEEN A BUYER'S MARKET AND A SELLER'S MARKET?

When buying or selling a home, you will probably encounter some confusing real estate jargon. Among the most commonly used industry terms are “buyer’s market” and “seller’s market,” and understanding which of these most accurately describes current conditions in your area will help you formulate a winning strategy for your transaction.

What is a buyer's market?

A buyer’s market exists when there are more properties for sale than there are buyers. As the name implies, a buyer’s market is an ideal time in which to purchase a home; since sellers are facing stiff competition with excess homes on the market, they will likely be more willing to negotiate the price or make concessions.

As a buyer, your best opportunities for a bargain will be properties that have been on the market for a while or have had previous price reductions—these are indications that the homeowners are getting anxious to sell and may therefore be open to lowering the

price. Conversely, if you are a homeowner facing the less-than-ideal situation of having to sell your home in a buyer’s market, stay competitive by ensuring that your property is in prime condition, the listing includes high-quality photos, and you begin at a reasonable asking price.

What is a seller's market?

A seller’s market occurs when there are more buyers than available homes for sale. During a seller’s market, bidding wars are common and homes tend to sell quickly, at or above listing price—thus creating prime conditions for sellers.

As a buyer navigating a seller’s market, be careful about trying to negotiate the price on a home you love; due to intense competition, this could cause you to lose out to another buyer. Additionally, consider seeking mortgage pre-approval so you can proceed quickly upon finding your dream home.

Source: www.redfin.com, www.openlistings.com



If you are currently working with another Broker please do not consider this a solicitation.

