

# JULY Newsletter



**TurnKey**  
PROPERTIES



*"We have two ears and one mouth so that we can listen twice as much as we speak."  
– Epictetus*

## Interesting Facts You May Not Have Known About American History

Source: rd.com & allthatsinteresting.com

As we commemorate the signing of the Declaration of Independence and other pivotal events in the country's early history. While many Americans are knowledgeable about the happenings surrounding the birth of our country, the U.S. has a rich and intriguing history that is full of surprising, lesser-known facts. Here is some interesting trivia:

- The current flag was designed by a teenager. In 1958, 17 year-old Robert Heft came up with the design for our current flag as part of a school project. At the time, there were only 48 states, but he included 50 stars on the assumption that Alaska and Hawaii would soon become states. His teacher raised his grade for the assignment from a B minus to an A after Heft submitted his design to President Eisenhower, who announced that it had been selected as the new official American flag.
- The Founding Fathers drew inspiration for the Constitution from Native Americans. It was modeled after the constitution of the Iroquois confederacy of tribes.
- Many of us could be related to the pilgrims. It is estimated that up to one in ten Americans are blood relatives of the 102 original pilgrims who arrived on the Mayflower in 1620.
- At least two early presidents had entrepreneurial tendencies. Abraham Lincoln was the only U.S. president to own a patent—and a saloon! The patent was for a device used to lift boats over sandbars. The saloon, however, wasn't much of a success. In addition to being the first president of the United States, George Washington also owned one of the largest whiskey distilleries in the fledgling country. By 1799, he was producing 11,000 gallons of whiskey made from the corn and rye grown on his plantation. Today, the distillery has been rebuilt and still operates seasonally.
- The U.S. doesn't have an official language. Many people mistakenly assume that English is our official language. While that may be the case in some states, the federal government has never actually designated an official language for the country.
- The Liberty Bell hasn't rung since 1846. This famously cracked American relic was first rung on July 8, 1776 in celebration of the first public reading of the Declaration of Independence. Though it is unclear when its schism first began to appear, it was sadly cracked beyond repair at a celebration to commemorate George Washington's birthday in 1846.



## Grilled Corn and Poblano Chile Salad

Source: bonappetit.com

### Ingredients:

- Vegetable oil (for grill)
- 2 tablespoons fresh lime juice
- ¾ teaspoon hot sauce
- Kosher salt
- 4 ears of corn, in husk
- 2 small poblano chiles
- 3 tablespoons unsalted butter
- 2 scallions, chopped

### Directions:

- Prepare a grill for medium heat; oil grate. Whisk lime juice and hot sauce in a medium bowl; season with salt. Set dressing aside.
- Grill corn (still in husks) and chiles, turning occasionally, until corn is charred all over (husks will be nicely blackened and some of the kernels will become deeply browned in spots) and chiles are blackened in spots and crisp-tender, 10–12 minutes for corn and 8–10 minutes for chiles. Transfer to a platter and let cool slightly before shucking corn.
- Slather corn with butter, then cut kernels from cobs into bowl with reserved dressing. Remove seeds from chiles and chop. Add to corn along with scallions. Toss to combine; season corn salad with salt.



## Frequently Asked Questions About the Home Appraisal Process

Source: investopedia.com

Whenever a buyer is purchasing a home using a mortgage loan, the appraisal is an integral part of the transaction. However, as with many steps in the home buying process, appraisals can be mystifying—particularly for first-time buyers. Here are answers to a few common questions to help clear up any confusion surrounding home appraisals

### What is a home appraisal?

During a home appraisal, a licensed, professional appraiser compiles data on a property in order to accurately determine its market value. The appraiser typically conducts a visual inspection of the home—noting its location, size, and amenities—and considers information such as the recent sales prices of similar properties, area market trends, and more.

### What is the purpose of an appraisal?

While appraisals are useful for both the buyer and seller, they are performed mainly for the mortgage lender's benefit. Since the home serves as collateral for the mortgage loan (the lender will sell the home to recover their money if the buyer defaults), the appraisal helps the lender ensure that they are not loaning more than the home is worth.

### Who pays for the appraisal?

Although the appraisal is ordered by the lender, the buyer typically pays. The cost of appraisals varies by location, but is often several hundred dollars (which is paid as part of the mortgage closing costs).

### What happens if the appraisal is lower than the contract price?

If the appraisal comes in at or above the price that the seller and buyer have agreed to, the sale proceeds as planned. However, if the appraisal is lower, the mortgage lender may not move forward with the loan. In this case, the buyer often uses the appraisal as a tool to try to secure a lower sales price. But if the seller believes the appraisal is inaccurate, they may seek a second opinion from a different appraiser.



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

