

# REAL ESTATE NEWS



**DAVID J. RONEY**  
 SALES REPRESENTATIVE

## National Garage Sale for Shelter - May 9th, 2015

Need motivation to get started on your spring cleaning? What if you knew the pile of books collecting dust in your basement and that extra blender at the back of your cupboard could help change someone's life for the better?

The Royal LePage Shelter Foundation's signature fundraising event is the National Garage Sale for Shelter, a one-day charity garage sale held at hundreds of Royal LePage offices and other community locations across Canada. All proceeds from the event support local women's shelters and violence prevention programs.

### The 7th Annual National Garage Sale for Shelter takes place on May 9th, 2015.

Bringing community members together with Royal LePage brokers, agents and staff, ALL proceeds will support women's shelters that offer safety and resources to thousands of women and children who escape domestic violence each year.

Since the launch of the National Garage Sale for Shelter in 2009, \$2 million has been raised to fund women's shelters across Canada. The Royal LePage Shelter Foundation also supports prevention and education programs that help stop the cycle of family violence and help youth to develop healthy relationships.

Royal LePage covers that administrative costs of the Shelter Foundation and sponsors cover event expenses, so 100% of all funds raised goes directly to the cause.

You can help abused women and their children by donating gently used items to our Whitby office, located at 200 Dundas Street East.

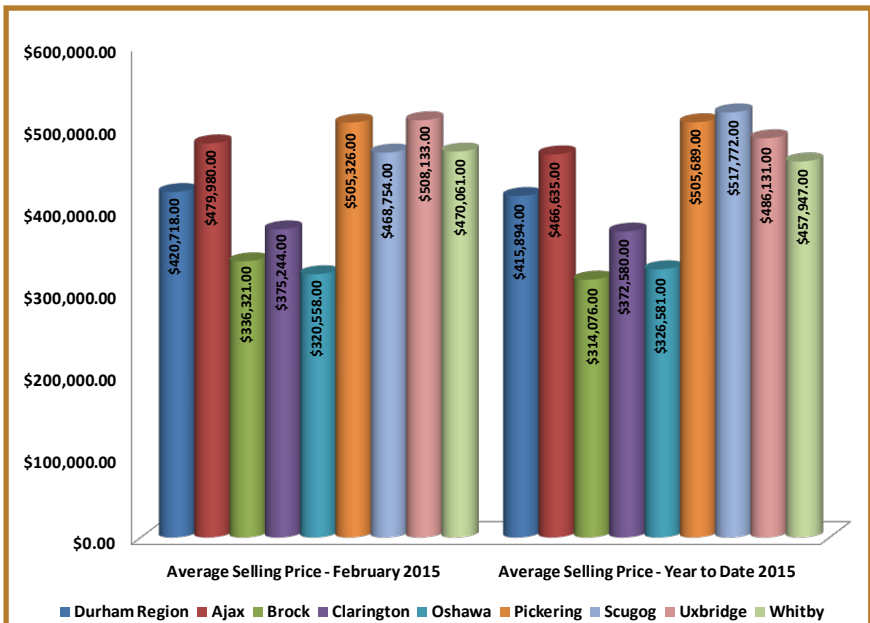


of \$25,000 for 2015 and with your help we know we can do it! Great deals, great fun and all for a very good cause.

You'll feel good knowing you are restoring hope and helping to create new beginnings for women and children in your neighbourhood.

Be sure to visit our National Garage Sale for Shelter on May 9th and pick up some treasures of your own. There will be a bake sale table, plants galore, face painting for the kids, barbecue hot dogs and live entertainment! Last year our Whitby office alone raised \$21,000. We have set the goal

Giving back to the community is a core value at Royal LePage. Since the inception of the Shelter Foundation in 1998, Royal LePage agents, brokers and staff have raised more than \$18 million to help stop family violence. In addition to events like the National Garage Sale for Shelter, many Royal LePage REALTORS® donate a portion of their commission to the Shelter Foundation when they help a client buy or sell a home as well as volunteering their time to support the Shelter in various community activities.



Hmmm... Recycling one glass jar, saves enough energy to watch television for three hours!  
[www.uselessfacts.net](http://www.uselessfacts.net)

# Bully Offers - They're Worth a Shot

For some time now, many people have been listing their properties with the stipulation that offers will NOT be considered by them until typically four to six days after the property hits the market. The goal is simple – sellers hope that by allowing more time before considering offers, that many buyers will be interested in giving them offers which will have the terms they are looking for – or even better. This most often happens if the home has been priced aggressively or even below what market value is perceived to be by the REALTOR® and the owner(s) of the property.

If you are a buyer, this waiting game can be more than a little frustrating - especially if the home seems perfect for you and you can't imagine finding another one as nice.

What do you do? Do you have your offer prepared and wait until the appointed time to have your offer considered - in hopes that no one else feels the same way about the house? OR do you attempt to submit what is known as a Bully Offer.

I recommend to my clients that they try a Bully Offer if:

- a. they feel they just can't wait and
- b. if they are prepared to pay more (sometimes considerably more) than the asking price.

As REALTORS®, our rules and regulations stipulate that all written offers (verbal offers don't count) are to be presented to the seller of the property at the earliest possible time. In theory, because of this, you might have your offer looked at the same day or evening and possibly avoid being in competition. However, (and it's a big one) the seller is under NO legal obligations to look at it, and could even insist that they DON'T want to be informed of any pre-emptive bids by their listing representative.

If the sellers decide they are going to look at your offer, it's important for you to first know that the listing REALTOR® is required to inform ALL REALTORS® who have already shown the property or have booked an appointment to show it, that the seller is going to look at a Bully Offer. They must also IMMEDIATELY change the listing information to reflect this change of time for the offer presentation. They have to be fair to all potential buyers (which I believe is a good thing). Of course, this may result in your offer being in competition, as others may feel as excited about the property as you do.

Bearing in mind the owner's desire to get the best possible terms for them, a Bully Offer has to be very strong in the price and deposit departments - as well as having few, if any, conditions included in it. The obvious reason for this is to entice the seller to accept your offer instead of waiting to see what else may come along if they were to hold off until their original date/time.

Every property and buying situation is different. And because of this, we will have to carefully evaluate and consider how much you are willing to pay for the property, and what terms or conditions you will include in your offer, in hopes of getting the property.

It would be possible to write an entire book on this subject, but instead of me doing that, know that I'm always available and happy to discuss this and any other real estate matter you might like – whether over the phone or over a coffee in person.

Warmest Regards, David Roney

Celebrating 32 years as a REALTOR® in 2015

A Name Friends and Family Have Recommended Since 1983

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**180 Pringle Drive  
Whitby • \$359,900**

Fabulous four bedroom semi-detached home that backs onto a quiet school yard in sought after Pringle Creek. Light filled home with many updates including the kitchen, main bathroom, completely remodeled recreation room, new garage door and new driveway. This is a show and sell home that completes your checklist! June closing date is preferred.



**33 Regency Crescent  
Whitby • \$399,900**

Walk to downtown Whitby from this very clean and well cared for 1,160 square foot home. Offering three bedrooms, this all brick bungalow in popular Regency Village includes a large living room and dining room with new hardwood floors. Master features a semi-ensuite and double closet. Enormous recreation room with wall to wall wood-burning fireplace and wet bar. Side door to large 30' private deck - ideal for the barbecue enthusiast. Great property!



**85 Tormina Blvd.  
Whitby • \$587,900**

Just what you've been waiting for! 2,640 square foot Tormina beauty with finished walk-out basement that backs onto tranquil greenbelt and pond. The eat-in kitchen is open to the main floor family room with gas fireplace and walk-out to the deck overlooking the pond. Four large bedrooms with walk-in closets, four bathrooms. Fabulous open concept recreation/billiard room and bar area with keyed walk-out to the private yard. A wonderful family home!