

WELCOME HOME



Happiness is buying your dream home



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UTILITY PROVIDERS

Please make sure that you contact your utility providers prior to moving in and set up dates for your service to start so that you do not have a gap in services.



ELECTRICITY



GEORGIA POWER
1-888-660-5890
WWW.GEORGIAPOWER.COM

WATER



ATLANTA
WATERSHED
MANAGEMENT
404-546-0311
WWW.ATLANTAWATERSHED.ORG

GAS



GEORGIA NATURAL
GAS
855-936-7438
WWW.GNG.COM

INTERNET



AT&T
800-288-2020
WWW.ATT.COM

CABLE



X-FINITY
1-800-XFINITY
WWW.XFINITY.COM

TRASH



OFFICE OF SOLID
WASTER SERVICES
ATL-311

NEW HOME CHECKLIST

Prior to moving in



TRANSFER UTILITIES

Before you can move into your new home and get comfortable, you need to set up your physical utilities: water, gas, and electricity.



SET UP TV AND INTERNET

Do your homework in order to know where you stand in order to compare pricing and figure out what service providers will best suit your needs. Schedule installation at least 2-3 weeks in advance to ensure that your services are activated in a timely manner.



UPDATE YOUR ADDRESS

From forwarding your mail, to maintaining subscriptions and loyalty programs, to banks and credit cards, to insurance, to checkbooks, to car registration and driver's licenses, it's important to update your address.



GATHER DOCUMENTS

We're talking birth certificates, social security cards, medical records, insurance policies, and anything else of that nature. Now's the time to purge what you don't need and label and organize everything that you do. Grab your shredder and some banker's boxes and get to work!



RESEARCH LOCAL BUSINESSES

When you move to a different town or state, it's good to get the lay of the land of local businesses. Chances are you won't be frequenting the businesses you usually do anymore, so you'll want to explore your new options.



SCHEDULE A CLEANING

Before you move your furniture, it's a good idea to clean all the nooks and crannies of your new home. Chances are, the previous owner didn't take the time to thoroughly clean it for your arrival, so schedule a cleaning service to come in and do a thorough once-over.

NEW HOME CHECKLIST

After moving in



CHANGE YOUR LOCKS

Who knows what the previous owners did with their keys? Whether you hire a locksmith or reinstall the locks on your own, it's a simple task and it will give you peace of mind. You're always better off safe than sorry.



LOCATE SHUT-OFF VALVES

In the event that there is an emergency leak or you're doing repairs and you need to shut off your water, it's necessary to locate your shut-off valves



LOCATE CIRCUIT BREAKER

Every once in a while you may need to replace a fuse or reset a circuit breaker. If there's a power outage, you don't want to be searching through the dark to find it. Common locations for circuit breakers are outdoors, in basements, in storage closets, or in hallways.



HOME SECURITY SYSTEM

Moving is one of the best times to set up home security. If you already have a system in place or are tied to a contract, be sure to call your provider or update your information online.



SMOKE DETECTORS

Smoke detectors are an easy and inexpensive way to protect you and your loved ones in the event of a fire. However, smoke detectors can fail you when you need them most if you don't address their malfunctions. This is why testing your new home's smoke detectors is so important.



HVAC SYSTEM

Your HVAC system is a necessity, and an expensive one at that. For the sake of heat, cooling, and big bucks, it's important that yourself, a property manager, or a technician checks out your HVAC system in the weeks following your move. Inspect your heating and cooling units, insulation, and ducts, for warning signs that something's off.

BUDGETING TIPS

You've bought a new house, now what? Time to make sure the rest of your financial house is in order. Here are a few budgeting tips to assist you!

MONITOR YOUR UTILITY COSTS

Monitoring your electricity usage can help you keep track of how much you are spending on your energy. With this information, you can learn what appliances should be used less often to save on your energy bill.



BUILD A CONTINGENCY FUND

Most financial experts suggest having the equivalent of three to six months of your salary in savings. That way, if you lose your job or anything else interrupts your employment, you can cover your basic expenses such as mortgage payments, auto and home insurance and utilities.



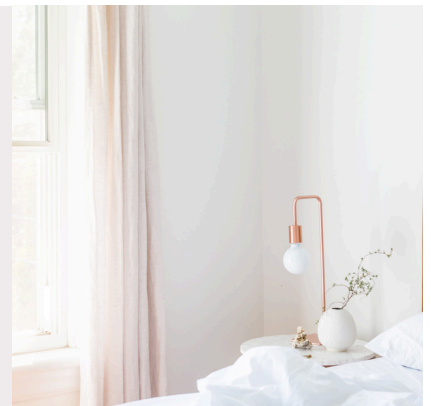
SET ASIDE MONEY FOR UNEXPECTED REPAIRS

This is different from a contingency fund, which is designed to cover day-to-day bills and expenses. What happens when you need to fix something major in your house, such as the heating system or the roof?



BUY LIFE INSURANCE

A house is likely your biggest investment and the place your family calls home. A homeowner's life insurance can ensure that a spouse or family doesn't lose the home.



TAX INFORMATION



Buying a home is when you begin building equity in an investment instead of paying rent. And Uncle Sam is there to help ease the pain of high mortgage payments. The tax deductions now available to you as a homeowner will reduce your tax bill substantially.

MORTGAGE INTEREST

For most people, the biggest tax break from owning a home comes from deducting mortgage interest. For tax year prior to 2018, you can deduct interest on up to \$1 million of debt used to acquire or improve your home.

REAL ESTATE TAXES

You can deduct the local property taxes you pay each year, too. The amount may be shown on a form you receive from your lender, if you pay your taxes through an escrow account. If you pay them directly to the municipality, though, check your records or your checkbook registry. In the year you purchased your residence, you probably reimbursed the seller for real estate taxes he or she had prepaid for time you actually owned the home. **DO NOT FORGET TO FILE FOR HOMESTEAD EXEMPTION at your county office.**

HOME IMPROVEMENTS

Save receipts and records for all improvements you make to your home, such as landscaping, storm windows, fences, a new energy-efficient furnace and any additions. You can't deduct these expenses now, but when you sell your home the cost of the improvements is added to the purchase price of your home to determine the cost basis in your home for tax purposes. Although most home-sale profit is now tax-free, it's possible for the IRS to demand part of your profit when you sell. Keeping track of your basis will help limit the potential tax bill.

ENERGY CREDITS

Some energy-saving home improvements to your principal residence can earn you an additional tax break in the form of an energy tax credit worth up to \$500. A tax credit is more valuable than a tax deduction because a credit reduces your tax bill dollar-for-dollar. You can get a credit for up to 10% of the cost of qualifying energy-efficient skylights, outside doors and windows, insulation systems, and roofs, as well as qualifying central air conditioners, heat pumps, furnaces, water heaters, and water boilers.

SPRING MAINTENANCE

After a long, dark winter, spring's bright sun and warm winds are, well, a breath of fresh air. The only downside? All that sunshine spotlights your leaf-filled gutters, cracked sidewalks and the dead plants in last year's flower beds.



CLEAN THE GUTTERS

Grab a ladder, and check your gutters for debris. Remove as much as you can with your hands (Don't forget to wear gloves!). Remove any leftover gunk with a garden hose. Take off any nozzle and have a helper turn on the water when you're ready.

SCRUB WALLS AND BASEBOARDS

Scrub all the walls — in the bathroom, kitchen, bedrooms and living areas — with a sponge or brush and mild soap and water. This includes baseboards and outlets. Make sure to completely dry outlet covers before replacing.

REPLACE FILTERS

Replace all filters including water, range hood and air vent filters. You should replace these filters every 3-6 months depending on the type of filter you have.

CLEAN FAUCETS AND SHOWER HEADS

Unscrew the faucet aerators, sink sprayers and showerheads, and soak them in equal parts vinegar and water solution. Let them soak for an hour, then rinse with warm water.

CLEAN OUT DRYER VENT

A clogged dryer vent can be a fire hazard. To clean it, disconnect the vent from the back of the machine and use a dryer vent brush to remove lint. Outside your house, remove the dryer vent cover and use the brush to remove lint from the other end of the vent line.

CHECK FOUNDATION VENTS

A house with a crawl space has vents along the foundation walls. The vents provide air circulation that helps prevent excess moisture and mold growth, and they prevent critters from taking up residence underneath your home. The screens collect leaves and other debris from fall and winter. Spring is a great time to clean them out and check for damage.

SUMMER MAINTENANCE

As the temperatures rise, there's no time like the present to get started on your summer home maintenance projects. We've compiled a list of tasks to do so you can enjoy your home, both inside and out, while the weather is warm.



INSPECT AIR CONDITIONER

If you haven't already, prep air conditioners and fans for their busiest season.

WASH YOUR WINDOWS

If you didn't tackle exterior window washing in the spring, now's the time to get your glass clean.

ADD A LAYER OF MULCH

If you have plants, the extra mulch will help fight off weeds and help your soil retain moisture during those scorching summer months

PRIMP YOUR PLANTS

Deadhead both perennials and annuals to keep them productive. If you have visible dead foliage from spring bulbs, pull it out to maintain a tidy look, but if the daffodil or tulip leaves are still green, leave them alone.

WASH DOWN YOUR PORCH

You should sweep the porch thoroughly, then wash it with a cleaner. Remove any embedded dirt by scrubbing with soap and water.

CHECK FOR OUTDOOR LEAKS

Go on a hunt for leaks by checking all outdoor faucets. Then look at your hose. You can waste a lot of water if there's even a tiny hole in your hose. Use electrical tape to repair any small holes in your hose.

WASH THE WINDOWS

Why not? Clean windows are nice. Get those windows sparkling on the outside.

PROTECT FROM UNWANTED GUESTS

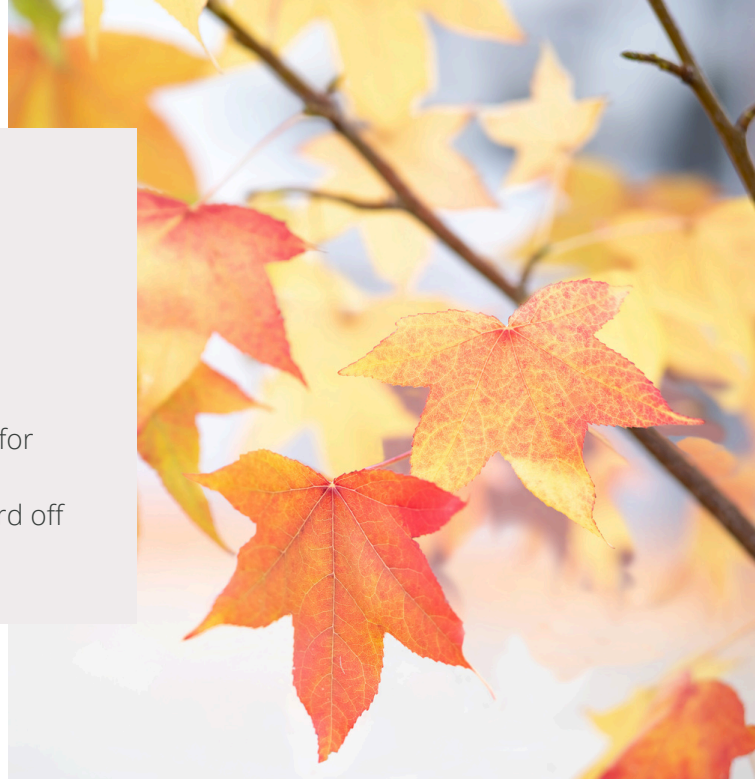
Caulking your windows and doors can help stop bugs and ants from infiltrating your home.

CLEAN THE GRILL

If you're a regular griller than it is important to do a deep clean of your grill. This involves disassembling the grill down to the burners, inspecting the gas flow, checking for signs of rust on your grill grates, etc.

FALL MAINTENANCE

As the season begins to change, it's time to prep your home for falling leaves, cooler weather, and, eventually, winter storms. Tackling a few fall home maintenance tasks now can help ward off issues later in the season,



CHECK FOR DRAFTS

Heat loss through windows is responsible for 25-30 percent of heating energy use. But it doesn't have to be that way, because weatherstripping is simple and probably the most cost-effective way to keep heating costs down.

DRAIN YOUR OUTDOOR FAUCETS

Drain and disconnect all garden hoses from outside spigots to prevent any water freezing. Not doing this can result to pipes bursting, so yeah, do this.

FIX DRIVEWAY CRACKS

When water gets into cracks it freezes, expands, and can make the crack even bigger. Enough small cracks can turn into big cracks, and eventually the concrete can crumble.

CHANGE FILTERS

Another thing in your house that might be costing you more money than it should be. If your filters are clogged, it's harder to keep your home at the temperature you want it to be which will increase your heating bills.

FERTILIZE YOUR LAWN

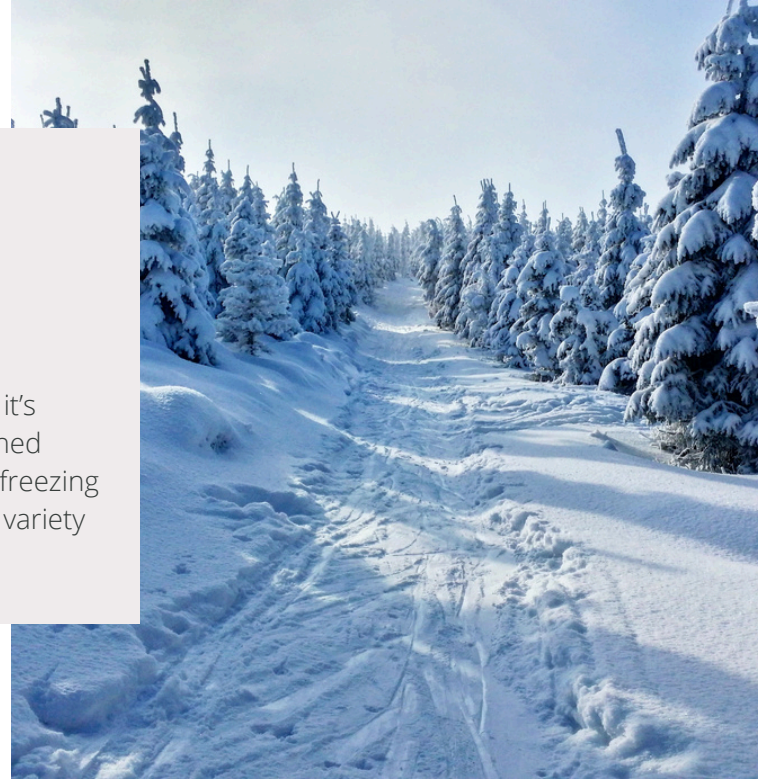
If you want to keep your lawn looking great in the spring and summer, you need to prep it for the fall and winter.

CLEAN UP LEAVES

Rake up the thick layers of leaves that settle on lawn surfaces. Large leaves in particular, especially when they get wet, can compact to the point where they suffocate the grass below and lead to all kinds of insect and disease problems.

WINTER MAINTENANCE

As the days grow shorter and you spend more time indoors, it's more important than ever to make sure your home is hardened against harsh winter conditions. During the coming months, freezing temperatures outside and dry heated air inside can create a variety of issues.



TEST YOUR SUMP PUMP

Your sump pump will help you keep your basement dry during the wet season, so make sure it's working properly. Slowly pour a few gallons of water into the pit to make sure the pump turns on. The typical lifespan of a sump pump is 10 years. And make sure it last this long with your home maintenance checklist.

REVERSE CEILING FANS

If you have ceiling fans, there should be a switch to make the fan blades run clockwise. Running the blades in a clockwise position during the colder months can push heated air down.

PREPARE FOR A STORM

Power outages are common during winter storms, so make sure you're prepared with a survival kit. Your winter home maintenance checklist should include stocking up on bottled water, non-perishable food, flashlights, first-aid supplies, batteries and a smart phone charger.

INSPECT INSULIN

Adequate insulation will help keep your home warm in the winter and cool in the summer. And if your insulation is insufficient, your heating system will have to work overtime this winter.

CHIMNEY SWEEP

Similar to dryer hoses, clogged chimneys lead to house fires, but they can also cause carbon monoxide poisoning. Having a yearly inspection and chimney sweep may cost you money, but it could also save your life—so, make it happen.

CHECK THE ROOF

Give the roof a good look before winter hits. Are there any loose or missing shingles that may result in leaks from melting snow?

LOCALS GUIDE

Our top places to explore in Atlanta, GA

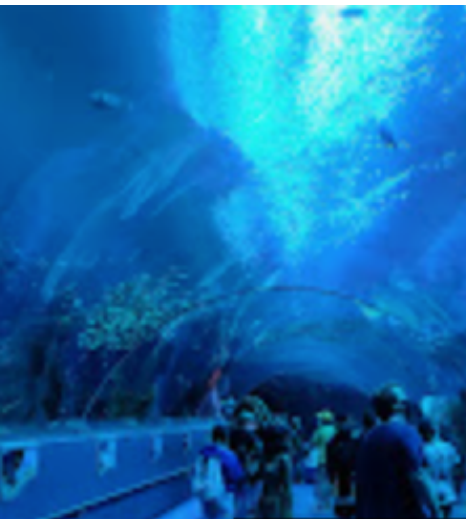


TRUIST PARK

Home of the Atlanta Braves is the first of its kind -- a destination that simultaneously builds and integrates a state-of-the-art Major League Baseball ballpark with a multi-use development and community.

PIEDMONT PARK

Piedmont Park is a central focal point of Atlanta's Midtown community. The park is home to various annual celebrations and events, including Atlanta Pride Festival, the Atlanta Jazz Festival, the Atlanta Dogwood Festival, Music Midtown, Atlanta Black Pride, and Festival Peachtree Latino. A summer series of classic films, Screen on the Green, is also aired in the park for local residents.



GEORGIA AQUARIUM

Georgia Aquarium is a public aquarium in Atlanta, Georgia, United States. It exhibits hundreds of species and thousands of animals across its seven major galleries, all of which reside in more than 11 million US gallons of water.

ATLANTIC STATION

Atlantic Station is an upscale commercial and residential area. At its heart is the open-air Atlantic Station mall, with popular fashion and home decor stores. Cultural institutions include the Millennium Gate Museum, with temporary art exhibitions, and the Robert C. Williams Paper Museum. Near the Georgia Institute of Technology campus, old-school diners serve breakfast and burgers.



FOX THEATRE

The Fox Theatre, a former movie palace, is a performing arts venue located at 660 Peachtree Street NE in Midtown Atlanta, Georgia, and is the centerpiece of the Fox Theatre Historic District.



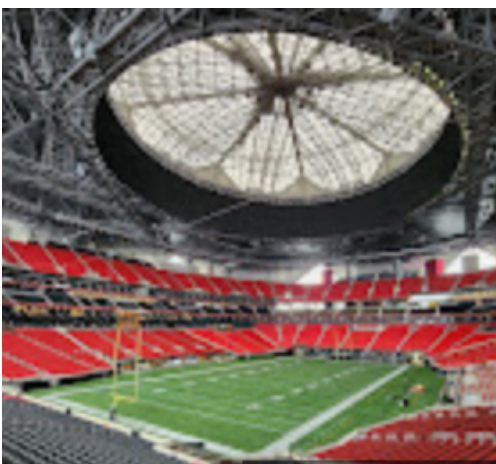
WORLD OF COKE

The World of Coca-Cola is a museum, located in Atlanta, Georgia, showcasing the history of the Coca-Cola Company. The 20-acre complex opened to the public on May 24, 2007, relocating from and replacing the original exhibit, which was founded in 1990 in Underground Atlanta.



MERCEDES-BENZ STADIUM

Mercedes-Benz Stadium is a multi-purpose stadium located in Atlanta, Georgia, United States. Opened in August 2017 as a replacement for the Georgia Dome, it serves as the home stadium of the Atlanta Falcons of the National Football League and Atlanta United FC of Major League Soccer.



THANK YOU



I just wanted to drop you a quick note to let you know how thrilled I am that we found your dream home! I hope you will be happy in it for many years to come. Seeing the big smiles on your faces after closing is the best part of my job! It truly makes it all worthwhile.

I also want to let you know that I am available to you as your real estate insider from now on. If you have any questions about the market, even if they sound silly, call or text anytime.

Congrats!

Rachel Budhwani



RACHEL BUDHWANI

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