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Daily Real Estate News | January 28, 2008

## Best Gifts to Give Buyers



One of the best gifts a seller can give a buyer is information about the simple things in life — when does the trash collector come, where's the school bus stop, and what's the best place to get a pizza.

Francis Tironi, owner of Tironi One Realty, and Timothy Mulchy, owner of Select Homes, both near Albany, N.Y., offer this additional list of information thoughtful sellers and real estate agents can provide that will make a buyer's life better:

- Subdivision information, including a deed restriction book that lists the rules of the community.
- Appliance manuals, copies of receipts, and contact information for repair services, especially if the appliances are still under warranty.
- The location of the water main and its on/off valves.
- The location of the well, the depth and gallons per minute it produces.
- The location of the septic system and information who last cleaned it and when.
- Age of the roof, warranty information, and what company installed it.
- The names of reliable service people, including that of a plumber and a heating/air conditioning service.
- The names and phone numbers of nearby, good neighbors.

Source: *The Albany Times Union, Stephanie Earls (01/27/08)*

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