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A Note from Ann:

There's a lot of buzz about the new "iBuyer" companies who offer to buy your home instantly, low cost listing companies who offer to sell your house for a fixed rate, heck even Amazon got in the picture recently. Let's look at these and understand what they're offering.

The programs that will offer to buy your house "without the hassle of listing it" are going to give you much less than Market Value. These are companies and investors looking to make money, and you're easy prey. A lot of them will still charge you a 6% commission (or other fees) on top of giving you less for your home.

Even "For Sale by Owners" think they're saving money by not paying the Agent Commission, or they can choose to go with a "one price listing" in which someone puts your house on the MLS and you're on your own. I see these all the time and just shake my head as these sellers usually are asking far less than what they could actually get for their home. They do not have any idea of the value of their home - or even how to go about the process of determining what that value is. I've seen several of these stumbling through the process and in the end they're not the one getting the deal. These are legal documents and there's a lot at risk.

They're after buyers too - you can make an offer online in some cases. Unless you are an investor or a very seasoned professional, I wouldn't. Again, they're not looking out for your interests. Many times you don't even get a title commitment, which is the ONLY thing that protects you and your property from liens, clouds, or other nightmares that Realtors have to straighten out all the time. I once had a seller pay far more than they would have because they chose to use an attorney to purchase a property. When they wanted to sell they didn't have clear title and when we read the attorney's documents it clearly stated he was not pulling a title commitment. They just weren't educated enough to know the implications of this! Buyer's agents are typically paid by the seller so what are you losing here other than representation for your own protection?

Bottom line is, you're going to get what you pay for. Do the math and trust a professional with what is most likely your largest investment. Heck, I could pull my tooth on my own too - but will leave that to the professionals!

"Your mind is a powerful thing. When you fill it with positive thoughts, your life will change in a positive manner."

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Best of Bastrop 2019

We need your help!

The Best of Bastrop 2019 Reader's Choice Poll is open once again and we are nominated in the Around Town category for Real Estate Firm and for Real Estate Agent.

As one of our valued clients, we would greatly appreciate your support, as well as, the support for all the local businesses in Bastrop and the surrounding areas. [Click here](#) or use the link below to cast your votes today!

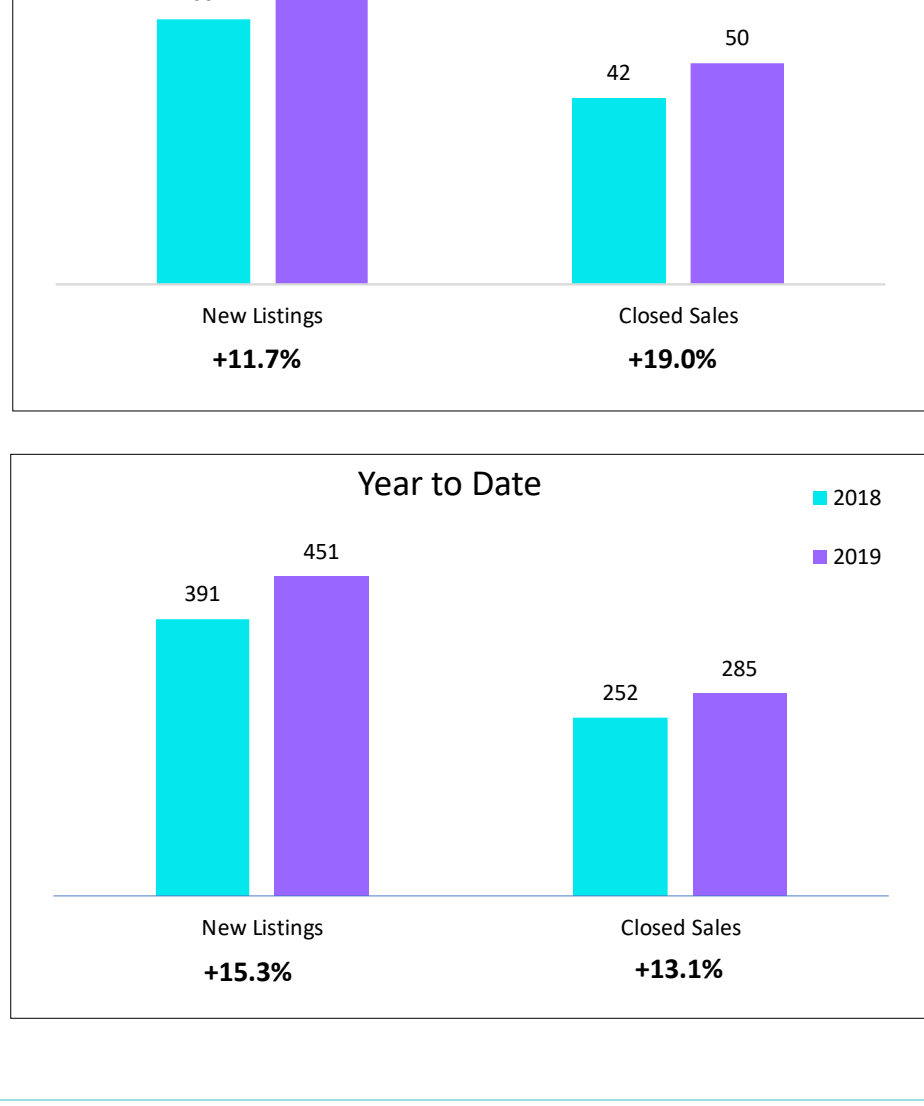


<https://statesman.gatehousecontests.com/Best-of-Bastrop-County-2019/>



Bastrop Area Monthly Statistics

Below are the current statistics for the Bastrop Area. The average home sale price for July was \$259,357, which is up 13% from the previous year. The average home sale price for 2019, so far, is \$238,906, which is up 5.5% from 2018.



Around Town



Upcoming Events

August 10th - SUP El Camino Real 2019

Join in or cheer on the paddle boarders during the 6 -mile river race called the SUP El Camino Real 2019. Race starts in Fisherman's Park in Bastrop, Texas before heading down river. Enjoy the after party with food music and awards ceremony. For more information or to register, [click here](#).

August 17th - Kanoe Klasika 2019

Kanoe Klasika 2019 "The Best Little Canoe Race in Texas!" is a canoe and kayak race along the Colorado River designed for both the competitor and casual paddler who just wants to experience the event for fun. The race is approximately 17 river miles from Vernon L. Richards "Riverbend Park" in Smithville, Texas down to Plum Park, 1517 Prairie Valley Rd, West Point. For more information or to register, [click here](#).

August 23rd-24th - Boogie Back to Bastrop Country & Western Swing Festival 2019

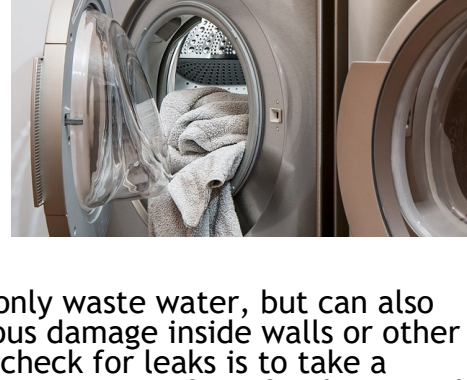
Enjoy this 2-day cultural event, celebrating and preserving Texas Western Swing music and dance. Dance lovers from across the state (and beyond) will travel to Bastrop to enjoy the sounds of authentic, live Texas Country & Western Swing. We have an awesome lineup of top-notch entertainment, and are so excited to bring back this event to Western Swing lovers and dancers! Food & alcohol concessions available. For more information and to purchase tickets, [click here](#).

August 31st - 2019 Colorado River 100

Marathon canoe race from Bastrop, Texas to La Grange bringing together recreational and competitive paddlers on the Colorado River. The 2019 race, starting at Fisherman's Park in Bastrop, is 62 miles with checkpoints in Smithville's Riverbend Park and Plum Park in West Point. For solo canoe, age 18 and up; and for tandem canoe, age 14 and up with an adult in the crew. For more information and to register, [click here](#).

Forgotten Chores

A lot of work goes into owning a home, and while you're busy maintaining the obvious, you may be missing smaller, hidden tasks that could lead to damage or health and safety hazards if left unattended.



Here are several to consider:

Test for water leaks. Water leaks not only waste water, but can also increase your water bill and cause serious damage inside walls or other hard-to-see places. The easiest way to check for leaks is to take a reading of the water meter, avoid using your water for a few hours and then take another reading. If it changes, then you have a leak.

Seal stone countertops. Natural stone countertops are porous and absorb liquids, bacteria and stains, leading to irreversible damage. To seal countertops, clean them with a stone-safe cleaner or soap and water, then let them dry. Then apply the sealer, wait 15 minutes and wipe off any excess.

Clean dryer ducts. Lint, dirt and other residue can build up on the dryer screen, inside the lint trap, and around the machine and vents. Buildup blocks airflow, leading to less efficient drying or fires. Wash the lint screen with soap and water, use a long brush to clear out the lint trap, and vacuum out the tube and any stray lint.

Reseal tile grout. Most grout is a mixture of sand and cement, which can absorb liquids, bacteria and stains. Before sealing, scrub the grout and tiles to remove dirt and particles. Then apply sealer and wipe off the excess. Wait 15 minutes, apply a second coat and remove the excess. Grout is successfully sealed when water beads on top.

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