

THE ALLY INSIGHT

THE OFFICIAL NEWSLETTER OF ALLY PROPERTY
MANAGEMENT & REAL ESTATE

WINTER 2021:

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COMMUNITY NOTES

NOTES FROM PANHANDLE COMMUNITIES

- City ordinance states that sidewalks must be removed of snow within 24 hours after the significant snowfall has ended.
- The city of Scottsbluff sorted recycling drop-off program accepts products that cannot go into the single stream (blue bin) program. Scottsbluff residents can take sorted clean recyclables to Environmental Services; 609 E 2nd St, Scottsbluff. 6AM-2PM M-F.
- Plastic bags are not to be placed in any Scottsbluff & Gering blue recycling containers. Keep Scottsbluff Gering Beautiful suggests to reuse plastic bags or toss into a trash can, not recycling.
- The Village of Morrill now accepts online utility payments visit www.villageofmorrill.com.
- The City of Mitchell is accepting applications for part time seasonal employees for the golf course, swimming pool, streets and parks departments. Applications may be picked up at the City of Mitchell, 1280 Center Avenue.

WHAT'S NEW AT ALLY?

MEET MADYSON KELLER

Madyson Keller started at Ally Property Management & Real Estate as the office manager and Jesslyn's assistant in October 2020. Meet Madyson Keller:

This area is what I call home. Being born and raised in Scottsbluff I could give directions by the colors of housing. From the small town businesses like Backaracks and the Mixing Bowl to yearly events like the fair; this community is such a great family. I'm grateful to be a part of this big family we call the panhandle.

Before working for Ally I worked at a bank for a short period of time and before that I was a butcher. I also did custom framing for about two years. A sort of Jack of all trades you could say. I'm excited to start a career with Ally and feel much more confident and happy in this job due to the constant changes and connections I have with different people everyday.

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I HAVE A PASSION FOR HELPING OTHERS AND AM EXCITED FOR THE OPPORTUNITY TO HELP OTHERS EVERYDAY

When I am not running around I enjoy, ironically, running, photography, spending time at the lake with my other half and friends and spending time with my family. I enjoy anything that brings me to my creative state of mind. I would like to travel more to interact with different cultures. I enjoy being outside and anything that has to do with warm weather. Cooking and baking is an all time hobby as well as stress relief for me as well.



LANDLORD BULLETIN

FOR ALLY LANDLORDS

There are several new proposed legislation bills that could effect Nebraska landlords greatly. Jesslyn has been attending meetings and trying to keep up-to-date with these proposed bills to help protect Nebraska landlords. Current property management clients are encouraged to email Jesslyn if wanting more information on the proposed bills.

Within the first quarter of 2021 we will begin to hand out welcome bags to each new tenant of Ally Property Management & Real Estate. The welcome bags will contain a drain snake for hair, a pomace stone, eraser sponge, and instructions on how to use each.

All 2020 Year End Statements have been generated and sent out. If you did not receive yours or need anything further as you prepare for the upcoming tax season please contact the office.

WHY HIRE A PROPERTY MANAGER?

At Ally Property Management & Real Estate we handle advertising vacant rentals, running applications, showings, maintenance requests, collecting rent, lockout calls, and so much more so that our landlord clients can focus on their own personal ventures.

If interested in our services please contact our office at 308-633-6440.

TENANT MEMOS

TIPS & REMINDERS FOR ALLY TENANTS

- It is your responsibility to purchase and replace furnace filters according to the package of the filter you purchase (Every 1-3 Months).
- You must give a 30 day notice before vacating the property. Notices may be given via email, text, or phone call to your property manager.
- Rent is due on the 1st (first) day of the month, and past due after the 5th (fifth).
- Your lease does not allow for subleasing. If having to break your lease early contact your property manager right away to help.
- Test smoke and carbon monoxide detectors frequently, changing batteries if needed.
- Turn your ceiling fans on low in reverse (clockwise when looking up) to circulate warm air.
- Insulated, or thick curtains can reduce an estimated 25 percent of an older home's heating costs associated with window heat loss.
- If struggling with rent or utility payments due to COVID-19, CAPWN and United Way are offering assistance, contact programs directly to see if you may qualify.
- We specialize in helping first time home buyers. If interested in purchasing a home we'd love to help guide you there.
- "Like" our Facebook page or follow us on Instagram for updates and to participate in our giveaways!



SELLER TIPS

WHAT SMELLS HELP SELL A HOUSE

The 2021 residential real estate market show that is prime time to be a seller! There are several factors that buyers weigh out when deciding to make an offer on a house, most of which a seller cannot change; how many bedrooms, bathroom, etc. However, sellers can control the smell of their house to try to help the showing go as well as possible. The first step is to start with a spick and span clean house. Cleaning curtains, carpets, and upholstered furniture that can all hold bad smells.

Despite the common thought, smells like brewed coffee and freshly baked bread or cookies may actually work against you, as they can distract buyers whilst they're looking around your home. Buyer's get distracted with the smells forgetting the true task at hand, looking at the house.

BUYER'S CORNER

ADVICE FOR BUYERS FROM MEGAN PROUTY

The best advice we can give anyone thinking about buying their first home is to start talking with local banks a couple of months in advance. Every bank will be able to qualify you for different amounts and different loan programs. Making the time to meet with a banker first will save you time and energy when you are ready to buy.

With the high demand on properties there is a good chance that when you make an offer the seller and their agent are going to ask you for a pre-qualification letter. Start with where you bank currently or contact Megan Prouty if you would like any suggestions or advice on what to look for in a lender. Once you start the ball rolling with a bank they will be able to give you advice and point you in the right direction on what to do to help your credit score, pay off debts or even close credit cards to help you increase your pre-qualification amount.

Our next tip for buyers is to make a list of things you are looking for in a home. How many bedrooms and bathrooms are you looking for? What location or town would you ideally love to live in? What are your non-negotiable must haves?

Once you have your list, your next step is to find a Realtor. A realtor will be able to show you any house listed in your state, this will help you not have to worry about setting up appointments or having to work with a different realtor on each home you wish to look at. Find someone you feel comfortable with and who helps you, their job is to make this an easier process for you and to help you by writing the contract, scheduling the inspections, and working with you, the seller, the bank and the title company.

The new theory about selling a house with scents suggests using a more subtle approach. So subtle that buyers almost don't notice a scent at all, but yet are welcomed to a clean, fresh smelling house with an undertone scent. A few of these subtle scents that are common favorites are citrus, pine, and cinnamon. Placing less than 3 drops of your preferred essential oil in an oil diffuser can give your house the subtle scent it may need to help get offers coming in!

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AS PROPERTY FLIPPERS, WE DIFFUSE A FEW DROPS OF ORANGE ESSENTIAL OILS IN EVERY HOUSE BEFORE SHOWINGS.

- Client of Ally Property management & Real Estate

There are also a lot of really great programs for first time homebuyers that do not require you to have a down payment amount and that can even help you with closing costs. Our goal at Ally is to help our tenants eventually become homeowners themselves down the road. We are here to answer any and all questions that you will have before and during the home buying process. Please never hesitate to reach out to Megan Prouty, Ally's first time home buyer specialist!



HOUSEHOLD TIPS

HOUSEHOLD TIPS & TRICKS

- Do NOT flush anything but regular toilet paper. Tampons and wipes clog the sewer line causing backups. Even if the packaging says they are flushable toss them in the trash.
- Use hair catchers in sink and tub drains to help prevent clogs and slow draining.
- Use a pomace stone to easily remove water rings in toilets. Pomace stones can be found in the cleaning supply aisle at retail stores.
- Use caution on the amount of ice melt using on your sidewalks - it can deteriorate the concrete!
- During freezing temperatures, leaving a slow drip in sinks that are located on an exterior wall may help prevent pipes from freezing.
- Put vinegar in a plastic bag and tie around shower heads and sink faucets, leave for several hours. This trick will help remove calcium buildup.

STAY UP-TO-DATE WITH THE “HAPPENINGS” OF ALLY

“LIKE” US ON FACEBOOK OR FOLLOW US ON INSTAGRAM

VISIT OUR WEBSITE: WWW.ALLY-PROPERTY.COM

Jesslyn Osborn, Broker

308-633-6440

office@ally-property.com

Megan Prouty, Realtor

308-672-1496

meganprouty1@gmail.com

Madyson Keller, Assistant

allystaff1@gmail.com



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