



September 2009

## Just a reminder!

**A referral is sending someone you care about to someone you trust.** We thank all of our clients for the tremendous support you have given us by introducing us to your friends and family who have bought or sold real estate with us this year. We are having our best year ever! Having said that, we wish to remind you of the details of our 2009 Referral Rewards Program.

For **EACH** and **EVERY** referral you send us in 2009, we will provide you with the following:

- **Upon receipt of your referral**, in appreciation we will send you a gift card to enjoy (eg. Starbucks, Rona, Blockbuster, etc.)
- **Once we have committed to working with your referral** (eg. once we have authorized a Listing Agreement or Buyer's Agency Agreement) we promise to keep you informed of our progress and to provide you with another token of our appreciation; perhaps a night out at the movies!
- **Upon completion of the transaction** (when a buyer client takes possession of their new home, or a seller client moves out), we will invite you to enjoy a romantic dinner on us at one of the best dining establishments in Victoria (or in your city if you're from out of town).

### **How Do You Send Us a Referral?**

Simply call or email us the name, address, telephone number(s) and email address of your referral and whether they wish to buy and/or sell. Or have them call us! Be sure they mention your name so we can reward your excellent work! We will immediately acknowledge your referral and keep you informed of our progress with everyone you refer to us.

Disclaimer: All rewards subject to restrictions, rules and regulations, and restricted value. Full details listed on Reward Voucher or Certificate. To be eligible, all referrals received must result in a completed transaction by December 31st, 2009. Value of Reward may not be taken as a cash alternative.

Yours truly,

Robert E. Nemish  
Your Real Estate Consultant—*For Life!*

### **Client Testimonial**

"Jenni provided outstanding service during our first time buying process. She worked extremely hard for us through multiple offer situations and was always readily available to answer our many questions."

~ Amy & Grant Denning





# WATCHING THE MARKET— August 2009

Victoria Real Estate Board statistics are available at [http://www.vreb.org/mls\\_statistics/index.html](http://www.vreb.org/mls_statistics/index.html)

	Number of Sales	Median Price		% Change Month to Month
		August 2008	August 2009	
Single Family	366	\$512,000	\$540,000	+5.2%
Condominiums	218	\$280,000	\$290,000	+3.5%
Townhomes	87	\$382,000	\$425,000	+10%

## Tips for Setting Up A Great Home Office

Save on commute time and expensive office space! With the technological advancements available today, home offices are on the rise. Here are some tips that can help you to develop a comfortable and productive home office environment:



- Establish your home office away from main traffic patterns to avoid disruptions and improve focus.
- Invest in good quality office furniture adequate for the job you'll be doing, and an ergonomically correct chair that fits comfortably under the desk.
- Add phone jacks as necessary so your telephone is convenient to your work space.
- Consider high-speed wireless Internet access to minimize computer cords cluttering your space.
- Ensure adequate storage, and make certain shelves are securely affixed.
- Install soft comfortable lighting that goes beyond the glow from your computer monitor!

If you decide you need more space for your home office, we'd be happy to assist you in finding a larger home. Please feel free to call or email us if we can answer any questions. We would be happy to follow up with anyone you know who could benefit from the services we provide.

# Halloween Pumpkin Carving Contest



Send us a photo of your best pumpkin carving, and be entered to win our Halloween Prize!

The winning photo will be featured in our November newsletter!

Please send your photos, along with your name, age and contact info to [jenni@robertnemish.com](mailto:jenni@robertnemish.com)

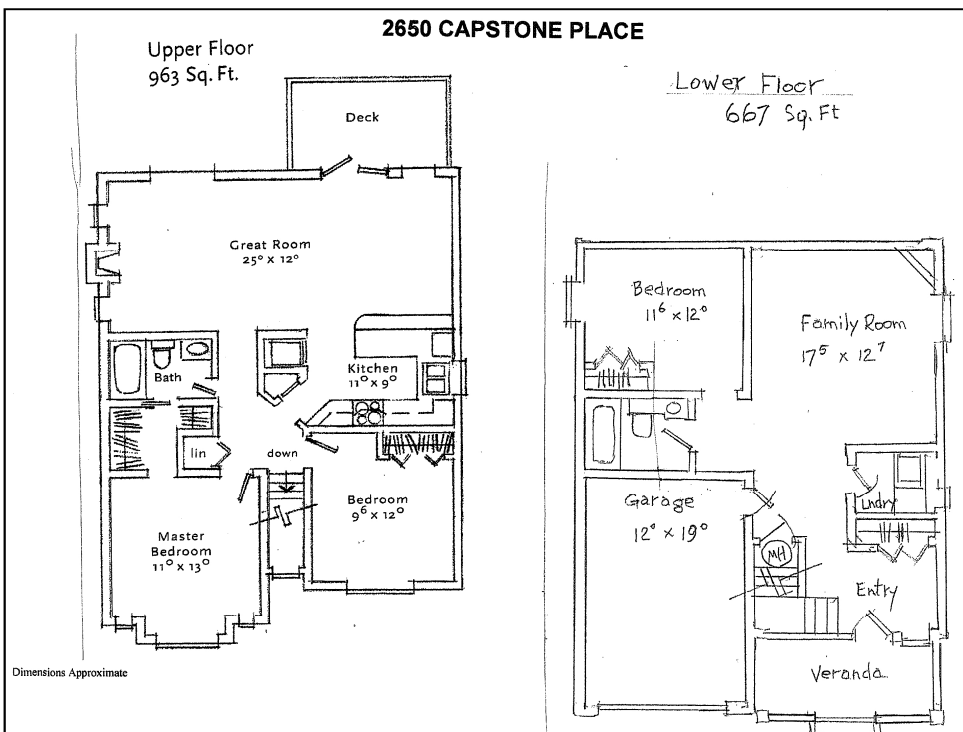
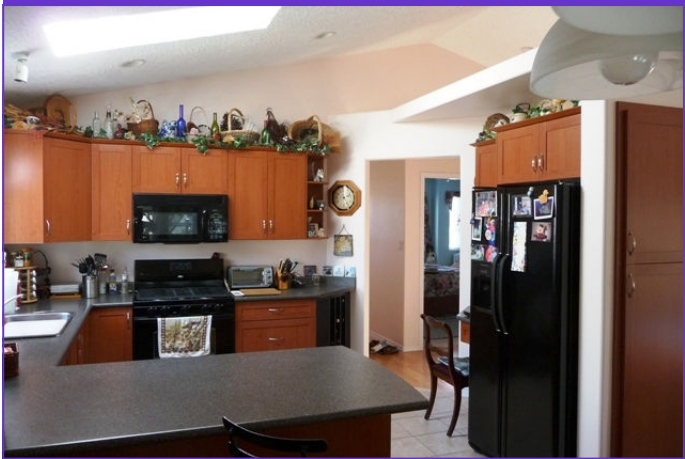
All photos must be received by November 1st to be eligible to win!



# Homes in Need of New Owners



**2650 Capstone Place \$474,900**



Balance of new home warranty & no GST! Absolutely gorgeous, like-new, open plan Cadillac home situated on a sunny, fenced lot in a quiet cul-de-sac. All the quality and features you would expect - soft, neutral decor, vaulted ceilings, laminate and tiled floors, skylights, french doors, master bedroom with walk-in closet and window seat, 2 gas fireplaces, over-sized single, attached garage with opener & metal storage shelving on both sides, built-in vacuum - the list goes on! A great home in a safe neighbourhood, well suited to a family with a teenager who can occupy the lower level. A brand new, remote, motor controlled awning is installed over the west facing rear patio & extends 13 feet over the sun-drenched rear patio. Call us now to view!!

Have you heard about our \$1000 client gift card program?!  
If you'd like to know more, give us a call!



## Back To School Giggle Time

\$1000

Teacher: Name two days of the week that start with "t".  
Pupil: Today and Tomorrow.

Teacher: I see you missed the first day of school.  
Kid: Yes, but I didn't miss it much.

Teacher: Could you please pay a little attention?  
Student: I'm paying as little attention as I can.

Teacher: James, where is your homework?  
James: I ate it.  
Teacher: Why?  
James: You said it was a piece of cake!

Teacher: Why is your homework in your father's handwriting?  
Pupil: I used his pen!

What's the difference between a teacher and a steam train?  
The first goes "Spit out that chewing gum immediately!" and the second goes "chew chew"!

Student: Today my teacher yelled at me for something I didn't do.  
Parent: What was that?  
Student: My homework!



### From the Inspiration File

Climb the mountains and get their good tidings. Nature's peace will flow into you as sunshine flows into trees. The winds will blow their own freshness into you, and the storms their energy, while cares will drop off like autumn leaves. -- John Muir

If there are any topics you are interested in seeing in our newsletter, please send us an email to [info@robertnemish.com](mailto:info@robertnemish.com).

**Robert E. Nemish & Jenni Carswell**  
"Exceeding Expectations" With

- Trust
- Integrity
  - Knowledge
  - Service



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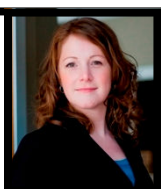
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