

Tampa Bay Buccaneers vs. Miami Dolphins

Saturday Aug. 13th - 7:30PM - Preseason Game

WIN 4 TICKETS IN LOWER BOWL



Save the Date!

Our next Call In to Win will be on Friday August 12th from 9 AM to 5 PM.

1 lucky winner will win 4 tickets to the Bucs vs. Dolphins Preseason game to be played at Raymond James Stadium in Tampa on Saturday August 13th at 7:30 PM.

Winner will be announced on the night of Friday Aug 12th and must be able to pick up the tickets

You can also register to win online by visiting [TonyBaroni.com/contest](https://www.tonybaroni.com/contest).

Must be 18 years or older and a Florida resident. No purchase necessary

Call 866-749-8577 on August 12th 9AM-5PM

Or Register Online at [TonyBaroni.com/contest](https://www.tonybaroni.com/contest)

The Tony Baroni Team will be donating \$2.00 For Every Caller to Operation Lotus to help support the Baker Family whose house was destroyed by a fire on July 4th.



BEDROOM BLISS- CREATING THE BEDROOM OF YOUR DREAMS

Kitchens and Living Rooms are often the place where homeowners start decorating first but a peaceful and serene bedroom retreat is key. **You deserve it!**

First step is to declutter. Nothing is more unappealing than items all over the floor, clothes in heaps, and items not having a place to be stored.

Secondly, start with a color scheme or décor idea for inspiration. For instance, been thinking of your own island retreat? The key to the coastal look is layering different shades of blues and seashore textures. Shiplap walls, bleached luxury vinyl oak floors, weathered woods for a nightstand or table at the end of the bed for example.



Layering rugs is also a great way to bring in different textures and colors. Rugs USA is a great online website for rugs of all sizes and prices. Your local HomeGoods store usually has a few aisles of coastal décor to add a few decor pieces or artwork to really set the mood. Another great theme is Spa. Think candles with glass candle holders, white curtains, clean lines and crisp luxury white bedding. Sage Green is the perfect color in a bedroom and ties in a spa like feeling.

Lastly, keep your room tidy, start each day by making your bed, and allow your bedroom to feel like an adult retreat you deserve.

SLEEP TIP

Going to bed and waking up at the same time, even on the weekends keeps your internal clock in sync enabling you to doze off more easily. And you have heard this before, but no phone or blue light 1 hour before bedtime. Place phones in another room to avoid the scrolling temptation at night.



Insurance Gone Crazy

Never before has the homeowners insurance market in Florida looked so bleak; The state legislature failed to pass any meaningful legislation during its special session in May to aid the insurance industry in its time of peril. As property claim litigation and roof claim scams continue to increase and sour the market, more companies are unfortunately facing insolvency, reducing their appetite to take on new risks, tightening their underwriting guidelines and making it almost impossible to obtain standard coverage, and of course drastic premium increases will continue for those companies that remain in the Florida theater.

With so much negativity in the Florida Home Insurance Marketplace, it's hard to find the positives, but at Briggs Family Insurance Services in Brandon, FL, we strive to continue to support our local community with quality coverage at the most affordable prices.

As the market evolves with underwriting requirements sometimes changing daily, it is more important than ever to look to knowledgeable sales agents that truly care about you, your family, and your home. We live here, we work here, and we know our area insurance needs. One thing I always tell my clients when working on their home insurance, "I will show you the exact same coverage I carry on my own home, and then we can discuss the coverage in as much detail as you want, so you can make the best decision for you and your family." We want our clients to understand the

coverage rather than just be policyholders; it seems as though most people only realize what is NOT covered in the worst of times. As a boutique style agency offering a more personalized insurance experience, we pride ourselves on customer service with the goal of making the transaction as simple as possible. No one enjoys buying,

selling, or servicing insurance, but it is a necessary part of life... as inflation takes on new forms affecting virtually everything in its path and problems persist in our state's property insurance market, premiums are higher than ever, so be sure to work with professional agents that you know, like, and trust with the hope that they are doing everything in their power to make your life just a little bit easier.

Brett Briggs
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611 E Bloomingdale Ave, Ste A
Brandon, FL 33511
(813)684-0400
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HOW LUCKY ARE WE ALL THAT WE GET TO LIVE IN TAMPA BAY AND ORLANDO!!



August 5th-September 5th:

Seaworld Craft Beer Festival with over 100 craft beers

August 12th, 13th, 14th:

Orlando Boat Show, Orange County Convention Center

August 31-September 25th:

Avenue Q musical comedy at the Stratz featured off Broadway

September 3rd:

Rod Stewart at Amalie



What's Happening Around the Bay and Orlando!!!!

August 19th-21st:

Tampa Home Show at the Tampa Convention Center

July 14th- November 19th:

Epcot Food and Wine Festival, Disney

August 4th and 5th and September 1st, 2nd:

Bok Tower Gardens Wawa Summer Fun FREE Days

August and September:

Bier Fest at Busch Gardens, thrill rides, new brews, and live music

Head to
@TonyBaroniTeam on
Instagram or **Tony Baroni**
Team on FB and show us your
favorite thing about
living in Tampa Bay
or Orlando.



September 25th:

First Home Game for Bucs, 1:00pm

September 15th:

Kevin Hart Tour at Amalie

September 18th:

Alicia Keys Tour at the Hard Rock Event Center

October 1st:

Luke Bryan Tour at MidFlorida Amphitheater

October 7th, 8th, 9th:

Oktoberfest Tampa Curtis Hixon

HAPPY CLOSING PHOTOS AND REVIEWS COLLAGE



"This was by far the best selling experience we have had and it was our 4th house. The entire team was specialized and kept things going from Craig listing to Lisa staging to Louis handling everything to Jason taking pics to Chelsea for wrapping it up. If you want a team that specializes in getting you the best for your home you cannot go wrong work this team."

- The Thomases



Well, where does one begin? I had a fantastic experience with this team Craig, Amy, Chelsea, Louis and many others. Everyone was proactive in their approach, listened to all of my questions and answered my calls and texts."

- Jennifer Kee-Berrebi



"Chris helped my family purchase our first home and was attentive every step of the way. I would recommend him over and over again!"

- Katy Rebecca -

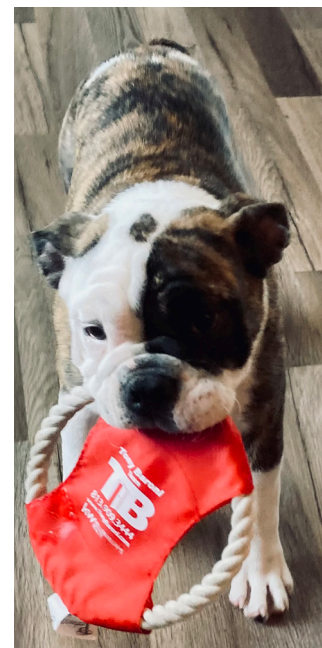


the PROMISE

The Tony Baroni Team

"Craig and team made selling our home a breeze. They made the process quick and painless. Can't recommend this team enough."

- Nick D'Andrea -



Best Agency I ever worked with. Went over and beyond to make process easy. Very friendly group of people. Would highly recommend them.

- Sophronia Ladzinski



Thank you! The Tony Baroni team did an excellent job from start to finish in helping me secure the perfect home in a challenging market. Chris Jossi was an excellent buying agent. He and his team were always immediately responsive and had superb knowledge of the intricacies of a home and the buying process, even in this market. We had to view several properties but Chris always promptly made time and had great advice about each listing. He was always able to research and obtain information regarding the property, and we only had to offer on two properties before we got the job done. Many thanks to Chris and the Tony team!

- Jason Joseph Hazard



Surviving the First Day of School

June brings that peaceful and easy feeling of summer but once the fireworks light up the sky, the days seem to go fast and before you know it, we are here. **Back to School!** New schedules and routines, homework starts, sports fill the evenings, and Monday morning has a whole new meaning. For those families with school age kids, August 10th is a big day in Hillsborough County. We have gathered a few tips to making those first few weeks of **"Back to School"**—easy and breezy as a summer day.



Take away any stresses you can, especially in the morning when you are trying to get out the door. Buy a hanging drawer organizer that has five drawers. Lay out clothes the night before—or for the week—down to the socks. One day in each drawer. Even include after school activities so there is no panicking.



Prep the dreaded school lunch box the night before. Have thermoses clean, cold drinks and fruit ready to grab in the frig, crunchy snacks already divided out in the ziploc bag, and desserts in the lunchbox. Prepping on Sunday evenings for the week is the key. Always keep emergency money in a zipper pocket in their lunchbox just in case, too.



If you feel like you are stressed when school gets going and always racing around a Trunk Organizer can possibly help. Fill it with sports equipment needed for practices, baby wipes (we all know they are good for everything), snacks, extra water, tissues, and extra pencils and paper. This way you are ready for anything and can maximize your time spent in the car.



Create a mud room/drop off point. Find a place designated for everyone to hang up book bags and lunch boxes and put away shoes. It is also helpful to have a dry erase board and cork board for important school papers, teacher's info, school schedules, appointments, and activities. **Sit down with the family on Sunday evening** and complete the board so everyone knows what activities and important events the family has each week.



Finally, remind your child that all kids are in the same boat on the first day and are a bit nervous. Make a good breakfast, take that **"first day of school"** pic, and give your kids a hug. Remind your children to: **"Be Brave and Smile"**—works every time!

Meet the Team



Tony Baroni
CEO / Realtor



Kellie Baroni
Director of Operations



Craig Kellner
Lead Listing Agent



Ann Marie Anderson
Director / Realtor



Kate Conroy
Lead Buyer Specialist



Chris Jossi
Buyer Specialist



Amy Saccullo
Buyer Specialist



Heidi Fenton
Buyer Specialist



Louis Muto
Listing Manager



Shah Bobonis
Inside Sales



Gary Reighard
Field Representative



Tracey Hageman
Inside Sales



Chelsea Troche
Executive Assistant



Marie Beckman
Stager



Jon Villafuerte
Realtor



Mike Malcom
Realtor

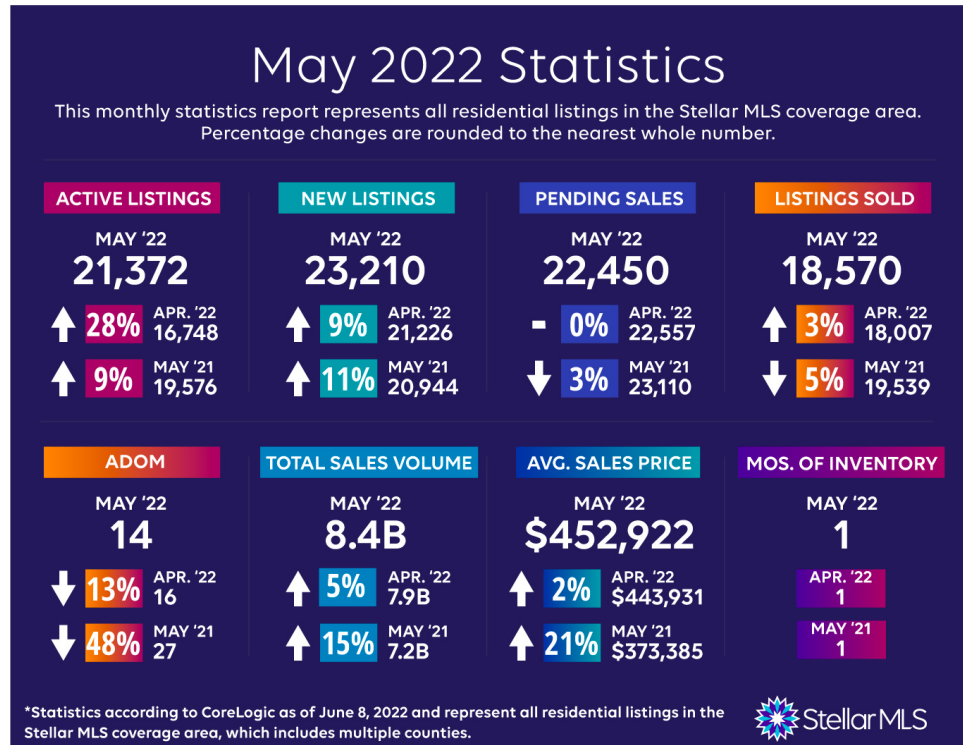


Amy Turk-McGlade
Realtor

Tony Baroni - Market Update



I believe what sets us apart from most agents is that we are students of the real estate market. We use numbers and statistics to help us interpret what is happening so we can coach our clients the best way possible. The chart to the right, I believe is telling us a story and it is from May 2022 statistics in Stellar MLS posted on June 8, 2022 which is one of the biggest Multiple Listing Services in the US covering multiple counties. Also, we can pull your county to get even more specific for you. As you can see here is what it says with Average sales price increasing by 2% which is still up but not as high as previous months hinting the market is stabilizing. Pending Sales did not increase and is at 0%. New Listings are up by 9% and Active Listings are up by 28% while Listings Sold is up by 3%. So inventory is rapidly increasing and pending sales are not increasing and the market appears to be stabilizing. Now we still have 1 month of inventory so that means it is still a complete sellers market as 6 months of inventory would mean it's a balanced market and 6 months or more would be a buyers market. I do believe our inventory will continue to increase based on pending is not increasing and active listings increasing quickly. My point is we believe when looking back to the top of the market it may be NOW if you want to sell your home or investment property and cash out in order to sell for the most money possible. If you are a buyer and feel you missed the boat with interest rates higher now then please realize 100% of rent goes to the landlord and you are not building equity. If you need an extra bedroom or if something is causing you to need to purchase another house then the FED has said they



plan to continue to increase interest rates over time with a couple more increases even this year alone is possible so it's most likely the cheapest payment it will be NOW if you are financing it. Over the last 30 years the average interest rate is just over 8% so we are still sitting below that average overall. Of course, many have heard that interest rates have increased rapidly as well so our government is attempting to slow down the real estate market and fight inflation by raising interest rates. Lastly, we are living on the front lines as a real estate team that does lots of volume on exactly what is happening as well even before the news, etc. Please know we will be glad to help you to determine what is going to be best with your specific situation so don't hesitate to contact our team at www.TonyBaroni.com or simply by emailing us at info@tonybaroni.com or calling our office at **813-425-1400**.



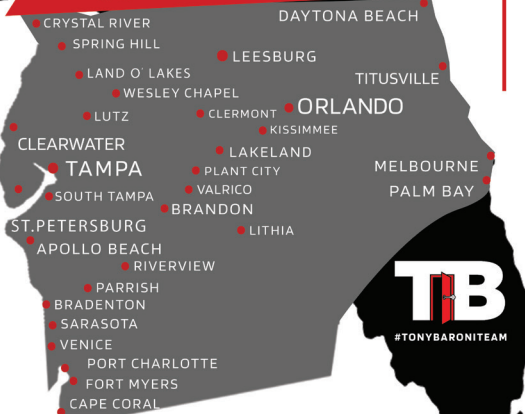
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Tony Baroni Team TO DO List:

1. Scan our QR Code and head over to our website to check out our latest Listings and what homes are going for.



2. Set a reminder to enter our FREE BUCS TICKETS giveaway on Friday, August 12th or head online today to register online!! Tell your friends and neighbors!

3. Get out and enjoy Tampa and Orlando and plan something FUN this weekend!

4. Do you need any vendors or home improvements done? Give us a call and we can provide you with our trusted experts contact info and connect you.

SAVE THE DATE

TRUNK or TREAT, Keller Williams Suburban Tampa Valrico Office, October 27th

Please Follow Us on Facebook and Instagram for contest, design ideas, prizes, new homes for sale, and open houses to tour!!



FOLLOW US:



TonyBaroniTeam

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