



THE LABRADA GROUP

Specializing in Residential Sales & Property Management in the San Gabriel Valley & Inland Empire



OUR SERVICES

REAL ESTATE

The LaBrada Group can help you buy your next home or sell your current home!

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PROPERTY MANAGEMENT

The LaBrada Group can manage and lease your rental/investment properties!

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A Word From Rudy LaBrada...

Welcome to our May 2018 Newsletter. In this month's newsletter, be sure to catch our rentals available and rentals coming soon. This is a great time to buy or sell or sell your home and transition to a larger home or to smaller home. Be sure to give me a call when thinking about buying or selling....

We wish all mothers, mothers to be, furry mothers a Happy Mother's Day Month! And a special THANK YOU to all the Service Men and Women who protect our country as we approach Memorial Day.

And, as always, when looking for a new family pet, always remember to look for rescue animals and shelter animals. They make the best pets! And, spay and neuter to help control the pet population. If looking to adopt, I adopted my Bandit from www.walkmehomerescue.org! Remember, don't go shopping for a new fur-baby when you can rescue one and save their life!

Rudy LaBrada, Broker/Owner

TLG Properties **FOR LEASE/RENT**



8458 Snow View, Rancho Cucamonga

Fully Renovated Home
With 2 Car Attached Garage and
Community Pool
3BR/2.5BA - \$2,000



13133 LeParc #1010 Chino Hills

Townhouse
with Detached 1 Car Garage
2BR/2.5BA - \$1,950



572 San Francisco #A, Pomona

Lower Level Apartment Unit
New Paint
2BR/1BA - \$1,200



1070 Pebble Beach, Upland

Residential Home On Upland Hills
Golf Course
with Attached 2 Car Garage
3BR/2BA - \$2,500



880 Emily Court, Upland

Residential Home with New Paint,
Hard Wood Laminate Floors and
Kitchen
3BR/2BA - \$2,500



7610 Klusman, Rancho Cucamonga

Residential Home
with 2 Attached Car Garage
3BR/2BA - \$2,400



3633 Oak Creek #A, Ontario

Single Story Condo
with No Stairs and 1 Carport
1BR/1BA - \$1,150



442 Riverside., Colton

Middle Unit in Triplex
2 Car Attached Garage and New
Tile Flooring
2 BR/1 BA - \$1,100



888 N. Palm Ave. #6, Upland

Townhouse Style Apartment
1 Car Covered Parking Space and
Community Laundry Room
3BR/1.5BA - \$1,500



WWW.THELABRADAGROUP.COM

Meet Our Property Management Team



Pattie Alexander

*Property Manager/
Leasing Agent*

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Diana Padilla

Property Management Specialist

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Claudia Banh

Property Management Assistant

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Rosa Amaya

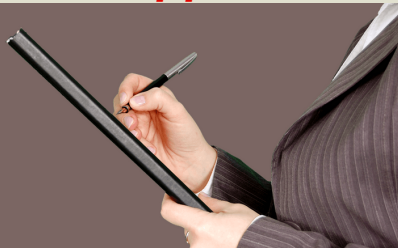
*Receptionist/Assistant to
Diana Padilla*

909-981-3500 x208

Rosa.LaBradaGroup@gmail.com

Check out
our new
blog!

Click Here for Our
Rental Application



The LaBrada Group

Real Estate Services



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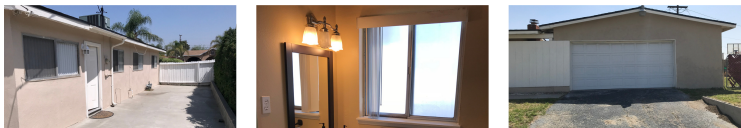


We offer both Lease Only & Full
Service management options!

Contact Team Rudy LaBrada today!

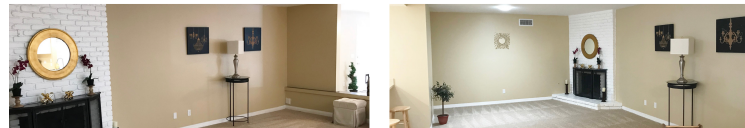
(909) 981-3500

TLG Properties FOR SALE



629 W. McKinley, Rialto

Single Story Home Built in 1962
with 2 Car Oversize Parking
1,008 Sq. Ft.
3BR/2BA - \$320,000



1371 Vallejo Way, Upland

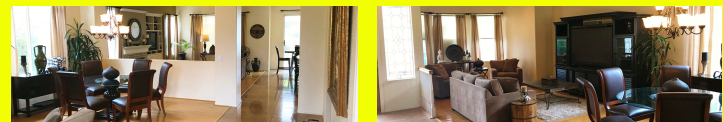
Single Story Home Built in 1967
with 3 Car Detached Garage
2525 Sq. Ft.
4BR/2BA - \$600,000

Sales Pending



4 Mountain Shadows, Pomona

Two Bedroom Townhome
2BR/2.5BA - \$430,000



2350 Canyon Crest, La Verne

Single Story Home
4BR/3.5BA - \$900,000

**Click Here
For More Information**

4 SIMPLE RULES FOR NEGOTIATING YOUR OFFER AND GETTING THE HOUSE

Sellers are known to reject offers or make counteroffers for many reasons. This is especially likely if you bid low, or when you're up against multiple competing offers. Your real estate agent will always fight for you but it's also important for you to be in the know. Here are a few negotiation tactics you should know before going into negotiations.



#1 Act Fast

When you receive a counteroffer, you should respond quickly – ideally within 24 hours. The longer you wait, the more space you leave for another buyer to swoop in and nab the property. Also? If a seller senses hesitation, they may decide to withdraw their counteroffer before you even have a chance to respond.



#2 Raise Your Price (Within Reason)

While you obviously don't want to overpay for a house, you may have to up the ante – especially if you initially made a lowball offer. Lean on your REALTOR®'s expertise to determine how much money you should add to the sales price to make it more enticing to the seller.

Then, through their powers of persuasion, your REALTOR® can make the counteroffer look even more attractive by pointing out similarly priced “comps” – recently sold homes in your area that are comparable in terms of square footage and features.



#3 Raise Your Downpayment

Increasing your earnest money deposit (EMD) – the sum of money you put down to prove to the seller you're serious (i.e., “earnest”) about buying the house – is another way to show the seller you have more skin in the game. A standard EMD is typically 1% to 3% of the sales price of the home. Making a counteroffer with a 3% to 4% deposit could be what you need to persuade the seller to side with you.



#4 Drop a Few Contingencies

Want to give your counteroffer an even bigger boost? Reduce the number of contingencies you're asking for. It's your way of saying, “Hey, look, I have fewer ways to back out,” which gives the seller more reassurance that the deal will close.

But be selective: Some contingencies are too important to give up. A home-inspection contingency – the right to have a home inspection and request repairs – gives you an out if you spot major problems with the home (and protects you from buying a total money pit).



Waiving contingencies depends on your market, your loan program requirements, your risk tolerance, and the circumstances of the house in question. If you waive contingencies and then you find a problem, the seller isn't responsible for fixing it.

(Article by CAR)

The Lighter Side of The LaBrada Group



Ingredients:

- 1 lb. hamburger
- 1 lb. hot ground pork sausage
- 2 lb. Velveeta™, cubed
- 1 (10.5 oz) can creme of mushroom soup
- 1 (16 oz) jar mild salsa

Spicy Crock Pot Cheesy Hamburger Dip

Instructions:

1. In a large skillet, fry hamburger and sausage until cooked through and drain grease.
2. Mix all ingredients together in large crock pot.
3. Cook on low for 2-3 hours or until cheese is melted, stirring occasionally.
4. Serve with tortilla chips.



**We Salute All the
Men and Women
Who Have Served
Our Country this
Memorial Day.**



Renters Be Aware



Attention Renters: Take caution about outside agencies requiring personal information and upfront monetary payments to “search” for available rentals for you. These services are wrongfully charging you for a service that we feel is a scam! All Property Management companies have rental listings that are public knowledge and available to you through varied free websites. We have been receiving numerous phone calls inquiring about this and we hate seeing people getting taken advantage of. We at The LaBrada Group do not honor the discounts they say you will receive nor do we accept their applications or credit reports. However, we assure you that our Property Management services are of the highest standard. Be sure to check our website for all available rentals and give us a call if you are interested in scheduling an appointment to view the property. We look forward to assisting you!

We appreciate your business! - The LaBrada Group