Let Us Find Your 4Ever Home!

4EVER HOMES Colorado

KELLERWILLIAMS AVENUES REALTY

ROCKY MOUNTAIN INSIGHTS

YOUR PREMIER COLORADO REAL ESTATE NEWSLETTER

April 2024

WELCOME!

We are delighted to extend a warm welcome to you as we present the latest edition of our real estate newsletter, your ultimate guide to all things happening in our vibrant community. In these pages, you'll discover insightful market updates, valuable tips for buyers and sellers, and much more. Whether you're considering buying, selling, or staying put, our newsletter is designed to keep you informed and inspired.

New: "Your Own Backyard." This month we delve into conspiracy theories surrounding DIA. Watch for more entertaining Colorado Backyard articles in future editions.

MARKET TRENDS REPORT*

Our market update brings you a closer look at the ever-evolving real estate landscape, delivering key information on pricing, inventory, and investment opportunities.

DENVER METRO AREA

*As of March 2024, Denver Metro Association of Realtors®

5,849	4,932	4,317	40	703K	99.8%
Active Listings	New Listings	Pending Sales	Avg Days on Market	AVG Sale Price	Price to List Ratio

Mortgage Watch

Source: Mortgage News Daily

The MND Rate Index is the best way to follow day-to-day movement in mortgage rates. The index is driven by real-time changes in actual lender rate sheets.

Mortgage News Daily - Rate Index

Frequency: **Daily** | Data Source: Mortgage News Daily

The MND Rate Index is the best way to follow day-to-day movement in mortgage rates. Our index is driven by real-time changes in actual lender rate sheets. This has two **huge advantages**, timeliness and accuracy. Read more below

		Change				52 Week Range		
Average Rates	Current	1 day	1 week	1 month	1 year	Low		High
30 Yr. Fixed	7.06%	+0.01% ↑	+0.15% ↑	-0.02% ↓	+0.49% ↑	6.16%		8.03%
15 Yr. Fixed	6.50%	+0.00% –	+0.03% ↑	-0.07% ↓	+0.51% ↑	5.75%		7.35%
30 Yr. FHA	6.47%	+0.01% ↑	+0.07% ↑	-0.10% ↓	+0.45% ↑	5.75%		7.44%
30 Yr. Jumbo	7.35%	+0.00% –	+0.05% ↑	-0.03% ↓	+1.41% ↑	5.95%		8.09%
7/6 SOFR ARM	6.75%	+0.01% ↑	+0.15% ↑	+0.05% ↑	+0.15% ↑	6.11%		7.30%
30 Yr. VA	6.50%	+0.01% ↑	+0.08% ↑	-0.07% ↓	+0.40% ↑	5.85%		7.46%

Last Updated: 4/2/24

NEW BUILDS

Click on pictures for details

4 Bed | 3 Bath | 2462 SqFt | Erie

3 Bed | 2.5 Bath | 1552 SqFt| Brighton

6 Bed | 6.5 Bath | 5196 SqFt | Littleton

4 Bed | 2.5 Bath | 2559 SqFt | Castle Rock

Contact us at (303) 404-0404 for these **and additional** new builds, or click here.

Home Watch Colorado

Homes Types That Are Expected To Increase in Value in 2024

In the upcoming year, it is anticipated there will be a notable increase in the value of homes featuring technology-driven and environmentally-friendly amenities. Both home builders and real estate agents have observed a rising desire among buyers for properties equipped with intelligent thermo-stats, energy-saving appliances, and solar panels. These attributes not only appeal to environmentally-conscious individuals but also enhance the overall value of a property.

Additionally, there are enduring methods for increasing equity and bolstering selling prices. Residences undergoing modern and stylish renovations, particularly in kitchens and bathrooms, continue to attract interest and push up prices. The trend is evident: homes that seamlessly blend functionality with sustainability are poised to dominate the market in 2024.

SELLER MINDSET
I can control
Setting a realistic sales price
Giving buyer's a small concessions
Hiring an experienced Realtor
VS
I can't control
Feeling emotional about selling my home
Higher interest rates
Market conditions

WHAT'S THE DIFFERENCE
Appraisal
Determines the value of the property
VS
Inspection
Identifies material defects in the property

Tips for a FAST Home Sale

- ✓ Use the right real estate professional
- ✓ Price it correctly according to the market
- ✓ Clean, declutter, and depersonalize
- ✓ Boost your curb appeal
- ✓ Make necessary repairs
- ✓ Offer buyer concessions

ROLES OF A REALTOR IN THE HOME BUYING PROCESS

01. Helps you understand contracts

02. Connects with other resources

03. Finds relevant open houses

04. Handles Negotiations

05. Understands the market

06. Act as your advisor

Our Concierge Services Go Beyond the Traditional Approach, Offering a Comprehensive and Personalized Strategy to Ensure You Find the Best Property for the Best Price in Today's Competitive Real Estate Market. Here are Some of the Key Features:

- Complete and Personalized Dedication to You, Our Client.
- A Dedicated Point of Contact to Guide You Through Every Step Of The Buying Process From Start To Finish.
- Pre-Qualification Worksheet to Help You Determine a Price Point That Fits Your Budget.
- Lender Recommendations Based on Individual Needs.
- Analysis of Your Wants and Needs.
- Market Education for Informed Decision-Making.
- Guidance to Homes That Fit Your Criteria and Budget.
- Presentation of Contract on Your Behalf to Seller.
- Negotiations on Your Behalf, Including Price and Concessions.
- Coordination With Other Needed Professionals.
- Thorough Review of Paperwork and Making Sure It Meets Deadlines .
- Help Solve Any Problems That Might Arise.
- Assist You with Finding A Reputable Mover.
- Regular Updates and Open Communication to Address any Concerns You May Have.
- Calls and/or Emails Returned Within 24 Hours.
- Provide You with A Complimentary 1-Year Blueribbon Gold Home Warranty On Your New Property (If Not Provided By Seller Or Seller's Agent).

By using our concierge buyer service, you can expect a seamless and elevated buying experience with the goal of achieving the best possible outcome for you.

Our Concierge Services Go Beyond the Traditional Approach, Offering a Comprehensive and Personalized Strategy to Ensure You Find the Best Property for the Best Price in Today's Competitive Real Estate Market. Here are Some of the Key Features:

Pre-Sale Recommendations:

- Complete Market Analysis (CMA) of Your Property and Recommended Sales Price. Based on Property Condition and Local Competition.

Pre-Listing Services:

- Professional HD Photography to Showcase Your Home Effectively. Includes: High-Quality Photos of Interior and Exterior of Property as Well as Surrounding Area; Floor Plan of Property; Zillow-Preferred Placement Photos; Google 360 Walk-Through; High-Quality Areal Videography to Showcase Your Home and Surrounding Area Effectively.
- Professional Staging Consultation to Enhance the Visual Appeal of Your Property.
- Professional Window Washing Service to Enhance Visual Appeal of Your Property.
- Professional Cleaning Service to Enhance Visual Appeal of Your Property (Choose Between Pre-Listing Service or Move-Out Service).
- Coordination of Any Necessary Repairs or Improvements to Maximize the Property's Value and Marketability.

Customized Marketing:

- Tailored Marketing Campaigns to Reach Potential Buyers through REALTOR® MLS, Realtor.Com, Redfin.Com, Zillow.Com, and Other Real Estate Websites.
- Social Media Posts on Facebook (with Ad Boost), Instagram, Linkedin, Pinterest, Tiktok, and Youtube.
- Coming Soon and On the Market Property Email Blast to Over 7,000 Agents.
- (Private) Broker and Neighbor Open House.
- Public Open House(s).
- Property Brochures Placed Inside Your Home.
- Yard Sign (where allowed by covenants).

We're There for You!

- Complete and Personalized Dedication to You, Our Client.
- A Dedicated Point of Contact to Guide You Through Every Step of the Selling Process from Start to Finish.
- Regular Updates and Open Communication to Address any Concerns You May Have.
- Calls and/or Emails Returned Within 24 Hours.

By using our concierge listing services, you can expect a seamless and elevated selling experience with the goal of achieving the best possible outcome for your property.

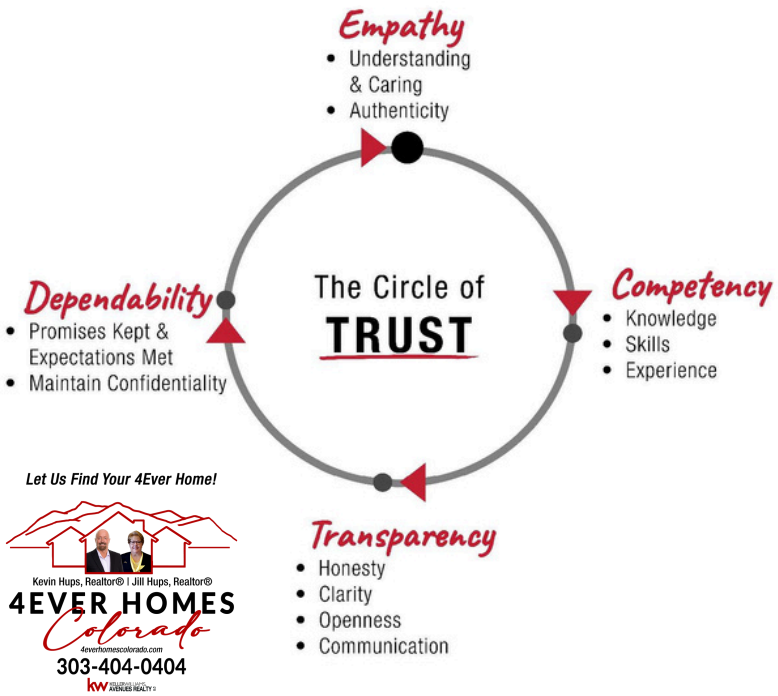
At 4Ever Homes Colorado

KELLERWILLIAMS AVENUES REALTY

we're committed to being your go-to real estate team. Whether **buying or selling**, it's our mission to educate and guide you through the homeownership process.

Not ready to buy or sell? We LOVE referrals!

Contact us today at **(303) 404-0404** to explore your options and take a step closer to your 4ever home!



Let Us Find Your 4Ever Home!

Kevin Hups, Realtor® | Jill Hups, Realtor®

4EVER HOMES Colorado

4everhomescolorado.com

303-404-0404

kw KELLERWILLIAMS AVENUES REALTY

PROGRAM OF EXCELLENCE

Next Door Programs®

Building Communities Through Home Ownership™

Home Buying Grants

up to $6,000

Home buying grants of up to $6,000.00 are now available to teachers, first responders, nurses, and other public service professionals. All eligible participants may qualify for a minimum $1,000.00 NON-repayable grant to be used towards closing costs.

Benefits of Next Door program:

- Purchase **ANY** home on the market
- **NO** application fees
- **NO** up-front fees
- **NO** Broker fees
- **LOW** interest rates for program participants
- **NO MONEY DOWN** home loans (Where available)
- **FREE** home buyer representation
- **ASSISTANCE** with down payment (where applicable)
- **FREE** Nationwide access to Foreclosures
- **FREE** appraisal (credit at closing)
- **Discount** title services (Where available)

Who is Eligible:

- Teachers and school employees
- Non-instructional staff
- Law enforcement officers and staff
- Firefighters and staff
- Nurses and EMT's
- Medical professionals and staff
- Professors and college staff
- Government employees
- Military and D.O.D.

Teacher Next Door is the only nationwide grant program for teachers in the United States, serving over **3.3 million teachers** and their families

For more info go to https://www.4everhomescolorado.com/next-door/

CeaseMyLease®

Stop Renting. Start Owning.

What is CeaseMyLease?

As a Renter you will receive up to $6,000 or up to $500 for every month you paid rent on time for the last 12 months, towards your closing cost. This program brings together top Realtors and Loan officers for your home buying team. It was designed to increase home ownership among current renters. CeaseMyLease is intended to reduce risk and streamline the home buying process. Our Real Estate agents are experts in getting you additional savings and are skilled at retrieving seller concessions that can help you get an additional five to twenty thousand dollars towards your closing costs.

For more info go to https://ceasemylease.com/jill-hups

Financing for both programs provided by TruView Lending.

BUSINESS SPOTLIGHT OF THE MONTH

Each month, we shine a light on a local business, celebrating their contributions and excellence within our community.

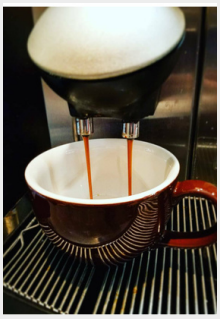
16:3 Cake Studio
Lafayette, CO
(303) 747-5884
https://www.163cakestudio.com/

16:3 Cake Studio is an ecommerce business that specializes in gourmet desserts and catering. Based in Louisville, Colorado, they continue to provide exceptional cakes and desserts, aiming to inspire others through their dedication to quality and innovation.

16:3 Cake Studio
& Dessert Catering

Hours:
Mon - Fri : 10:00 am - 5:00 pm
Saturday: 10:00 am - 4:00 pm
Sunday : Closed

PREVIOUS BUSINESS SPOTLIGHTS



Navah Coffee Shop
3013 W 104th Ave Ste 700
Westminster, CO 80031
(303) 955-4382
navahcoffee.net

Lisa Anne's Country Cupboard
12400 First St
Thornton, CO 80241
(303) 255-2024
https://www.lisaannesbakery.com/

Tokyo House
3013 W 104th Ave #100
Westminster, CO 80031
(303) 524-9568

BUILD MORE WEALTH WITH YOUR HOME!

What is My Home Worth?

SCAN
or CLICK
to find out

powered by myhomeIQ

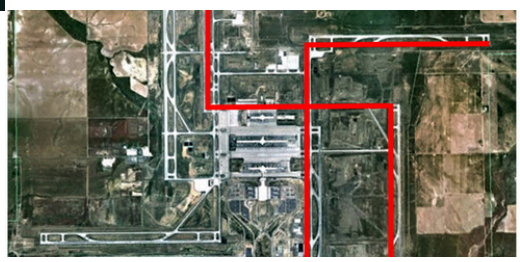
YOUR OWN BACKYARD

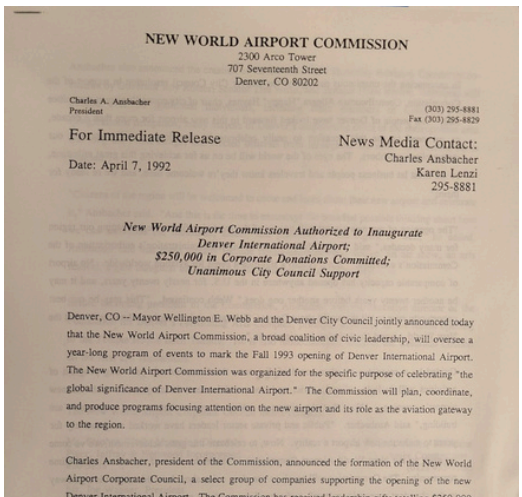
Have you ever explored the wonders of your own backyard? This new monthly article will unveil Colorado trivia, delve into conspiracy theories, highlight must-visit places, and more – a blend of familiar facts and intriguing discoveries that might leave you saying, "What the heck?" Enjoy!

Legend has it that Denver International Airport (DEN) harbors secrets tied to ancient fraternal orders, clandestine societies, and even extraterrestrial beings. Some claim it was constructed by groups like the Freemasons, Illuminati, or the New World Order, citing symbols and enigmatic references found on-site.

The airport's south entrance boasts a dedication capstone with Masonic symbols, fueling speculation. Additionally, mention of a non-existent group, the New World Airport Commission, has stirred curiosity, though it likely refers to a musical composition.

Rumors of underground tunnels stretching for miles and hidden bunkers abound, purportedly serving as havens for the elite or even otherworldly creatures. However, airport officials assert the tunnels are limited in scope and primarily for logistical purposes.





NEW WORLD AIRPORT COMMISSION
2300 Arco Tower
707 Seventeenth Street
Denver, CO 80202

Charles A. Ansbacher
President

(303) 295-8881
Fax (303) 295-8829

For Immediate Release

Date: April 7, 1992

News Media Contact:
Charles Ansbacher
Karen Lenzi
295-8881

New World Airport Commission Authorized to Inaugurate Denver International Airport; $250,000 in Corporate Donations Committed; Unanimous City Council Support

Denver, CO -- Mayor Wellington E. Webb and the Denver City Council jointly announced today that the New World Airport Commission, a broad coalition of civic leadership, will oversee a year-long program of events to mark the Fall 1993 opening of Denver International Airport. The New World Airport Commission was organized for the specific purpose of celebrating "the global significance of Denver International Airport." The Commission will plan, coordinate, and produce programs focusing attention on the new airport and its role as the aviation gateway to the region.

Charles Ansbacher, president of the Commission, announced the formation of the New World Airport Corporate Council, a select group of companies supporting the opening of the new

Art installations, like Leo Tanguma's murals, have sparked interpretations ranging from messages of peace to ominous predictions of global catastrophe. Even seemingly innocuous pieces, like Alex Sweetman's photo series, have been scrutinized for hidden meanings.

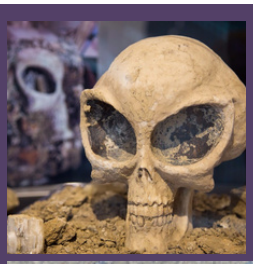
Notably, gargoyles overlooking baggage claim areas, meant as protective symbols, have sparked superstition among some visitors.

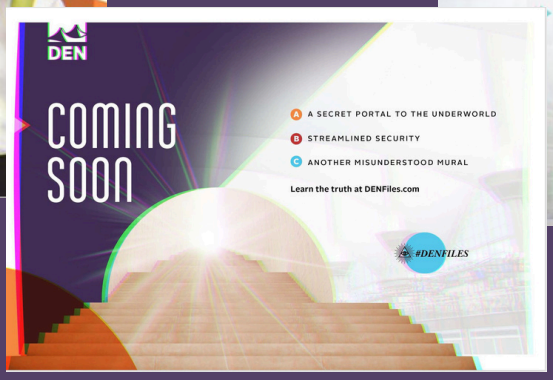
The infamous "Mustang" sculpture, colloquially known as *Blucifer*, is viewed by some as cursed due to its creator's tragic demise during its construction. Various theories connect it to apocalyptic prophecies, though its origins lie in honoring the spirit of the American West.

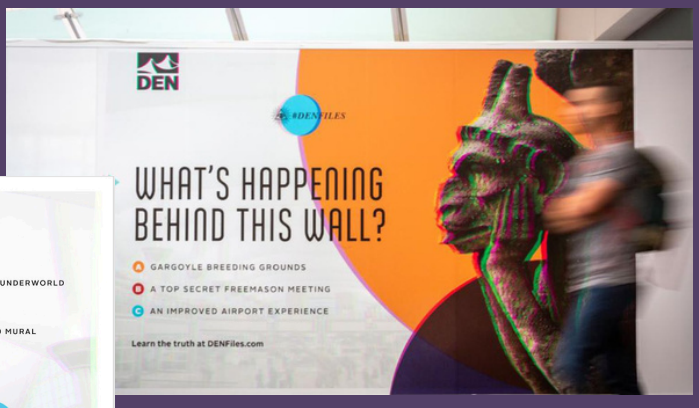
While some legends tie DEN to ominous plots involving chemical weapons or alien communication, the airport's marketing team has embraced the intrigue. Ad campaigns playfully delve into the airport's mystique, teasing viewers with questions about its true nature, all while promoting renovation efforts.

So, is DEN a nexus of conspiracy or simply a modern airport undergoing renovations? The truth may lie somewhere in between—or does it?

For more about DIA's conspiracy theories, visit https://www.denver.org/blog/post/myths-denver-airport/





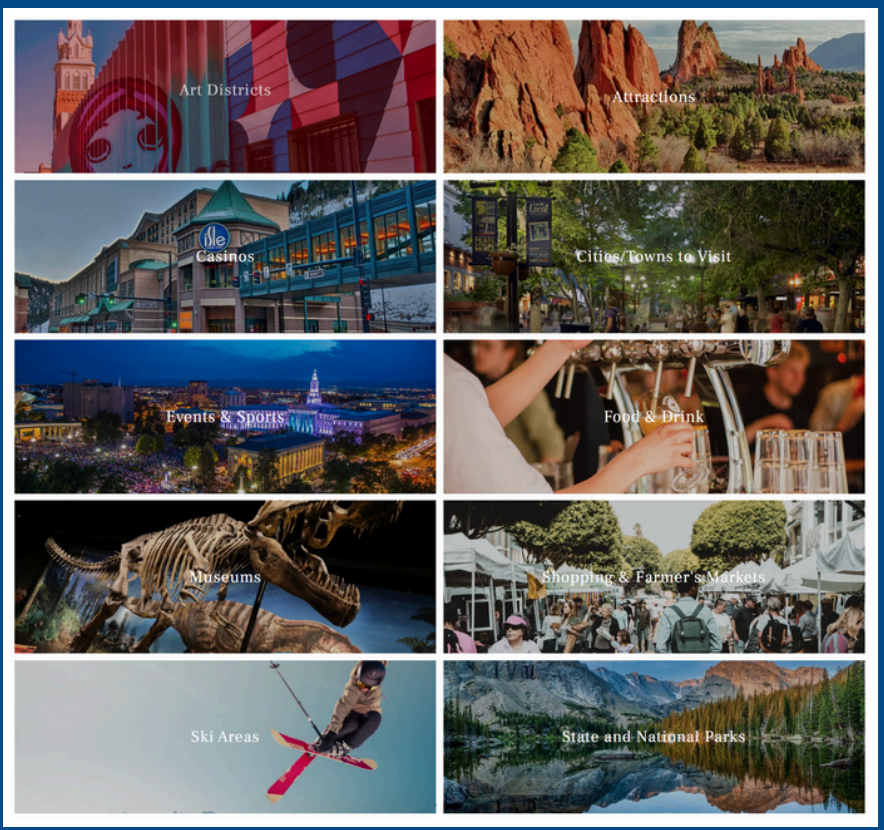


DEN

WE'RE HERE TO HELP!

Scan QR code for our handy relocation guide.

https://4everhomescolorado.com/relocating



Colorado is a diverse and beautiful state with a wide range of activities and attractions to enjoy. Whether you're an outdoor enthusiast, a history buff, a foodie, or an art lover, our website has a list of something for everyone!

https://www.4everhomescolorado.com/things-to-do/

FREE

2024 COLORADO FREE DAYS

FREE

DENVER MUSEUM OF NATURE & SCIENCE

2001 Colorado Blvd., Denver
dmns.org

- January 8* & 28*
- February 25*
- April 28*
- June 4** & 19*
- August 21**
- September 10** & 30*
- October 20*
- November 2** & 18*
- December 8*

Online registration is required.
**Free from 9am-5pm*
***Free from 5pm-9pm*

DENVER ZOO

2300 Steele St., Denver
denverzoo.org

- January 5 & 21
- February 11
- April 7
- November 1, 9 & 17
- December 12

See website for details.

DENVER ART MUSEUM

100 W. 14th Ave. Pkwy., Denver
denverartmuseum.org

- January 9 & 27
- February 13
- March 12 & 24
- April 9 & 28
- May 14
- June 11
- July 9 & 21
- August 13
- September 7 & 10
- October 8
- November 2 & 12
- December 10

DENVER BOTANIC GARDENS AT PLAINS CONSERVATION CENTER

21901 E. Hampden Ave.,
Aurora | botanicgardens.org

- January 18
- February 22
- March 16
- June 13
- July 13
- August 15
- November 16
- December 12

DENVER BOTANIC GARDENS AT YORK ST. & CHATFIELD FARMS

1007 York St., Denver
8500 W. Deer Creek Canyon Rd., Littleton | botanicgardens.org

- January 15
- February 15
- March 9
- April 22
- June 5
- July 3
- August 28
- November 29

CLYFFORD STILL MUSEUM

1250 Bannock St., Denver
clyffordstillmuseum.org

- February 29
- April 28
- July 28
- November 2

CITY OF LONGMONT MUSEUM

400 Quail Rd., Longmont
longmontcolorado.gov

- February 10
- March 9
- April 13
- May 11
- June 8
- July 13
- August 10
- September 14
- October 12
- November 9
- December 14

NATIONAL PARKS

nps.gov

- January 15
- April 20
- June 19
- August 4
- September 28
- November 11

ALWAYS FREE

ARVADA CENTER GALLERIES
arvadacenter.org

ROCKY MTN. MOTORCYCLE MUSEUM
themotorcyclemuseum.com

COLORADO SPRINGS PIONEERS MUSEUM
cspm.org

US AIR FORCE ACADEMY VISITOR CENTER & CHAPEL
usafa.edu

HUDSON GARDENS - GARDEN AREA
hudsongardens.org

COLORADO SPORTS HALL OF FAME
coloradosports.org

COLORADO STATE CAPITOL TOUR
capitol.colorado.gov

PETERSON AIR & SPACE MUSEUM
petemuseum.org

CU ART MUSEUM
colorado.edu

LOOKOUT MOUNTAIN
jeffco.us

CU MUSEUM OF NATURAL HISTORY
cumuseum.colorado.edu

RED ROCKS PARK
denvergov.org

LITTLETON MUSEUM
littletongov.org

GARDEN OF THE GODS VISITOR CENTER
gardenofgods.com

BETTY FORD ALPINE GARDENS
bettyfordalpinegardens.org

COLORADO BASEBALL 2024 SEASON SCHEDULE

MARCH		
Thu, 3/28	8:10 PM	at ARI
Fri, 3/29	7:40 PM	at ARI
Sat, 3/30	6:10 PM	at ARI
Sun, 3/31	2:10 PM	at ARI

APRIL		
Mon, 4/1	12:20 PM	at CHC
Tue, 4/2	5:40 PM	at CHC
Wed, 4/3	5:40 PM	at CHC
FRI, 4/5	2:10 PM	VS TB
SAT, 4/6	6:10 PM	VS TB
SUN, 4/7	1:10 PM	VS TB
MON, 4/8	6:40 PM	VS ARI
TUE, 4/9	6:40 PM	VS ARI
WED, 4/10	1:10 PM	VS ARI
Fri, 4/12	5:07 PM	at TOR
Sat, 4/13	1:07 PM	at TOR
Sun, 4/14	11:37 AM	at TOR
Mon, 4/15	4:40 PM	at PHI
Tue, 4/16	4:40 PM	at PHI
Wed, 4/17	4:05 PM	at PHI
FRI, 4/19	6:40 PM	VS SEA
SAT, 4/20	6:10 PM	VS SEA
SUN, 4/21	1:10 PM	VS SEA
MON, 4/22	6:40 PM	VS SD
TUE, 4/23	6:40 PM	VS SD
WED, 4/24	6:40 PM	VS SD
THU, 4/25	1:10 PM	VS SD
SAT, 4/27	4:05 PM	VS HOU
SUN, 4/28	2:05 PM	VS HOU
Tue, 4/30	4:40 PM	at MIA

MAY		
Wed, 5/1	4:40 PM	at MIA
Thu, 5/2	10:10 AM	at MIA
Fri, 5/3	4:40 PM	at PIT
Sat, 5/4	2:05 PM	at PIT
Sun, 5/5	11:35 AM	at PIT
TUE, 5/7	6:40 PM	VS SF
WED, 5/8	6:40 PM	VS SF
THU, 5/9	1:10 PM	VS SF
FRI, 5/10	6:40 PM	VS TEX
SAT, 5/11	6:10 PM	VS TEX
SUN, 5/12	1:10 PM	VS TEX
Mon, 5/13	7:40 PM	at SD
Tue, 5/14	7:40 PM	at SD
Wed, 5/15	2:10 PM	at SD
Fri, 5/17	8:15 PM	at SF
Sat, 5/18	2:05 PM	at SF
Sun, 5/19	2:05 PM	at SF
Tue, 5/21	7:40 PM	at OAK
Wed, 5/22	7:40 PM	at OAK
Thu, 5/23	1:37 PM	at OAK
FRI, 5/24	6:40 PM	VS PHI
SAT, 5/25	7:10 PM	VS PHI
SUN, 5/26	1:10 PM	VS PHI
MON, 5/27	2:10 PM	VS CLE
TUE, 5/28	6:40 PM	VS CLE
WED, 5/29	6:40 PM	VS CLE
Fri, 5/31	8:10 PM	at LAD

JUNE		
Sat, 6/1	8:10 PM	at LAD
Sun, 6/2	2:10 PM	at LAD
MON, 6/3	6:40 PM	VS CIN
TUE, 6/4	6:40 PM	VS CIN
WED, 6/5	1:10 PM	VS CIN
Thu, 6/6	5:45 PM	at STL
Fri, 6/7	6:15 PM	at STL
Sat, 6/8	2:15 PM	at STL
Sun, 6/9	12:15 PM	at STL
Mon, 6/10	5:40 PM	at MIN
Tue, 6/11	5:40 PM	at MIN
Wed, 6/12	11:10 AM	at MIN
FRI, 6/14	6:40 PM	VS PIT
SAT, 6/15	7:10 PM	VS PIT
SUN, 6/16	1:10 PM	VS PIT
MON, 6/17	6:40 PM	VS LAD
TUE, 6/18	6:40 PM	VS LAD
WED, 6/19	6:40 PM	VS LAD
THU, 6/20	1:10 PM	VS LAD
FRI, 6/21	6:40 PM	VS WAS
SAT, 6/22	7:10 PM	VS WAS
SUN, 6/23	1:10 PM	VS WAS
Tue, 6/25	6:10 PM	at HOU
Wed, 6/26	12:10 PM	at HOU
Fri, 6/28	5:10 PM	at CHW
Sat, 6/29	12:10 PM	at CHW
Sun, 6/30	12:10 PM	at CHW

Home Games are in ALL CAPS.

Schedule subject to change.

COLORADO BASEBALL 2024 SEASON SCHEDULE

JULY		
MON, 7/1	6:40 PM	VS MIL
TUE, 7/2	6:40 PM	VS MIL
WED, 7/3	6:40 PM	VS MIL
THU, 7/4	6:10 PM	VS MIL
FRI, 7/5	6:10 PM	VS KC
SAT, 7/6	7:10 PM	VS KC
SUN, 7/7	1:10 PM	VS KC
Mon, 7/8	5:10 PM	at CIN
Tue, 7/9	5:10 PM	at CIN
Wed, 7/10	5:10 PM	at CIN
Thu, 7/11	11:10 AM	at CIN
Fri, 7/12	5:10 PM	at NYM
Sat, 7/13	2:10 PM	at NYM
Sun, 7/14	11:40 AM	at NYM
FRI, 7/19	6:40 PM	VS SF
SAT, 7/20	6:10 PM	VS SF
SUN, 7/21	1:10 PM	VS SF
MON, 7/22	6:40 PM	VS BOS
TUE, 7/23	6:40 PM	VS BOS
WED, 7/24	1:10 PM	VS BOS
Fri, 7/26	8:15 PM	at SF
Sat, 7/27*	5:05 PM	at SF
Sun, 7/28	2:05 PM	at SF
Tue, 7/30	7:38 PM	at LAA
Wed, 7/31	7:38 PM	at LAA

*7/27 - Double Header

AUGUST		
Thu, 8/1	7:38 PM	at LAA
Fri, 8/2	7:40 PM	at SD
Sat, 8/3	6:40 PM	at SD
Sun, 8/4	2:10 PM	at SD
TUE, 8/6	6:40 PM	VS NYM
WED, 8/7	6:40 PM	VS NYM
THU, 8/8	1:10 PM	VS NYM
FRI, 8/9	6:40 PM	VS ATL
SAT, 8/10	6:10 PM	VS ATL
SUN, 8/11	1:10 PM	VS ATL
Mon, 8/12	7:40 PM	at ARI
Tue, 8/13	7:40 PM	at ARI
Wed, 8/14	1:40 PM	at ARI
FRI, 8/16	6:40 PM	VS SD
SAT, 8/17	6:10 PM	VS SD
SUN, 8/18	1:10 PM	VS SD
Tue, 8/20	4:45 PM	at WAS
Wed, 8/21	4:45 PM	at WAS
Thu, 8/22	11:05 AM	at WAS
Fri, 8/23	5:05 PM	at NYY
Sat, 8/24	12:05 PM	at NYY
Sun, 8/25	11:35 AM	at NYY
MON, 8/26	6:40 PM	VS MIA
TUE, 8/27	6:40 PM	VS MIA
WED, 8/28	6:40 PM	VS MIA
THU, 8/29	1:10 PM	VS MIA
FRI, 8/30	6:40 PM	VS BAL
SAT, 8/31	6:10 PM	VS BAL

SEPTEMBER		
SUN, 9/1	1:10 PM	VS BAL
Tue, 9/3	5:20 PM	at ATL
Wed, 9/4	5:20 PM	at ATL
Thu, 9/5	5:20 PM	at ATL
Fri, 9/6	6:10 PM	at MIL
Sat, 9/7	5:10 PM	at MIL
Sun, 9/8	12:10 PM	at MIL
Tue, 9/10	4:40 PM	at DET
Wed, 9/11	4:40 PM	at DET
Thu, 9/12	11:10 AM	at DET
FRI, 9/13	6:40 PM	VS CHC
SAT, 9/14	6:10 PM	VS CHC
SUN, 9/15	1:10 PM	VS CHC
MON, 9/16	6:40 PM	VS ARI
TUE, 9/17	6:40 PM	VS ARI
WED, 9/18	1:10 PM	VS ARI
Fri, 9/20	8:10 PM	at LAD
Sat, 9/21	7:10 PM	at LAD
Sun, 9/22	2:10 PM	at LAD
TUE, 9/24	6:40 PM	VS STL
WED, 9/25	6:40 PM	VS STL
THU, 9/26	1:10 PM	VS STL
FRI, 9/27	6:10 PM	VS LAD
SAT, 9/28	6:10 PM	VS LAD
SUN, 9/29	1:10 PM	VS LAD

Home Games are in ALL CAPS.

Schedule subject to change.

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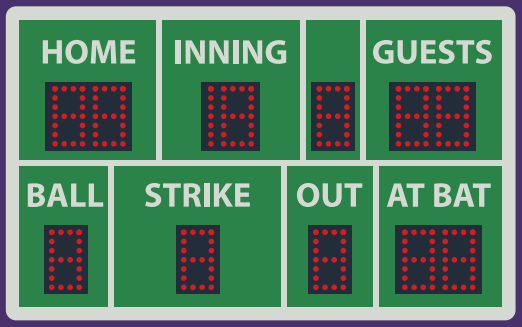

MEET THE TEAM

KEVIN HUPS, Realtor®

- Member of the National Association of Realtors (NAR)
- Member of the Colorado Realtor Association (CAR)
- Member of the Denver Metro Association of REALTORS® (DMAR)

JILL HUPS, Realtor®

- Member of the National Association of Realtors (NAR)
- Member of the Colorado Realtor Association (CAR)
- Member of the Denver Metro Association of REALTORS® (DMAR)
- Preferred Agent Partner of Next Door Home Buying Programs®
- Preferred Agent Partner of Cease My Lease™

4Ever Homes Colorado functions under the umbrella of Keller Williams Avenues Realty, offering our company the essential corporate backing needed in today's competitive real estate landscape.

As a team and individuals, Kevin and Jill Hups' paramount goal is to furnish clients with top-notch customer service, underscored by integrity, forthrightness, and complete transparency. Whether you're in the market to buy or sell, rest assured that 4Ever Homes Colorado is fully committed to being your unwavering partner, dedicated to turning your real estate journey into a cherished memory.

Realtors with Insight. As a Colorado natives, we possess valuable insight into the state, including its stunning landscapes, urban centers, rural communities, and natural features like mountains and plains. Our network of colleagues within the community, church, construction, writing, real estate industries, as well as our role as Colorado Realtor®, has allowed us to provide that same valuable insight into helping you find a home.

Realtors that Care. One of our core strengths is providing personalized attention to each client, and understanding their unique needs, preferences, and budget constraints. By tailoring services to their specific requirements, we aim for a smooth and stress-free home buying or selling process. You can rely on my expertise and guidance to navigate the complexities of the real estate market in Colorado.

Foundation of Trust. Building a foundation of trust with you is crucial, and we achieve this through open communication, integrity, honesty, transparency, and an ethical approach to each real estate transaction. Our goal is to take the burden of stress away from you during the home buying or selling journey, thus allowing you to focus on making informed decisions with confidence.

Whether buying or selling, you can be sure we will be there for you 100%,
turning your experience into a wonderful memory as we help you find your 4ever home!

Let Us Find Your 4Ever Home!

4EVER HOMES Colorado

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