



FREE Report ***Five Keys to Selling Your Home Sooner***



A Few Hours Can Go a Long Way

It's no secret that spending a few hours beautifying your house can go a long way toward a quick sale at top dollar. Taking the time now to look at several key areas will result in a dramatic increase in serious buyers.

These few steps are a must for any home seller to follow:

1. Take a walk through your house with a "buyer's" perspective. Is the house warm and inviting, or does it look run-down, old, and cluttered? Is the front entrance clean, painted and does it make the best first impression?
2. Touch-up paint in all rooms. If the existing paint is especially unsightly, paint the entire room with a neutral color. This allows buyers to create their own "landscape" of how they would fill the room.
3. Kitchen and Bathrooms. The most examined rooms in the house are the kitchen and the bathrooms. Make sure these rooms shine by removing all clutter, caulking around sinks and tubs, and cleaning all fixtures. Dripping faucets are easy to fix yourself.
4. Prepare for a showing the same way you would prepare for friends coming over. Make the beds, pick up clothing, sweep and mop as needed. It should be easy for prospective buyers to move throughout the house, so if a room is overcrowded with furniture or clutter, consider moving extra pieces to storage to create a more open look and feel.
5. Buyers will be interested in storage space in your house. Make sure your closets are clean and clutter-free. If you have clothes that you're not wearing, consider moving these to a storage facility to make your closets look more spacious.

In today's market, every impression counts! For more ways in which you can ensure sales success for your home, call me today! I'm here to help!



Highest return
Low cost items are:

- Complete detailed cleaning – to include inside/outside/behind appliances, inside cabinets, windows/frames, doors/frames/tracks, kitchen/bath cabinets
- Replace microwave and refrigerator filters (you can order from Partselect.com)
- Replace garbage disposal splash guard (Partselect.com)
- Replace under sink/toilet water valves in kitchen and bath w/ quarter turn type (6 total)
- Clean dryer vent & bath exhaust vent
- Replace washer hose w/braided stainless steel
- Replace refrigerator water line w/stainless steel
- Replace smoke detector
- Replace bathroom, kitchen and laundry caulking (along tile floors and kitchen/bath counters)
- Clean and declutter- along with basic staging goes a long way!
- Painting neutral colors that create a light and bright feeling.
- Replace old carpet with neutral color.
- Replace hardware and lights (change light bulbs to create a warm and inviting room)
- /Fix what is broken (buyers can hold you hostage over simple fixes so just get them done on the front end)
- Basic landscaping
- Depending your goals and time frame you can certainly do more work but many times it's not necessary