

Preparing Your Home for Sale

What more could you want than to get your home sold for top dollar in short order without any hassles? The appearance and overall condition of your home contributes to a buyer's crucial first impressions. *You only have one chance to make a first impression!* If you take a moment and read through the following suggestions before you put the property on the market you'll be on your way to a successful sale!

Our goal is to simplify depersonalize, and de-clutter the home in order for it to show larger and brighter, giving a more spacious feeling to potential buyers. These steps will provide you with an advantage over the competition. Many items will need to be removed to storage and packed for moving. This is important and should be considered as merely giving you a head start on the move to your new home.

The list of things below will help your home show larger and brighter and give a more spacious feeling to potential buyers, giving you an advantage over the competition.

General

- If it has been over a year since the carpets have been cleaned or if they need it – now is the time to do it. Bare floors should be cleaned as well.
- Clean and wipe down everything! For stained woodwork use a wood maintenance product such as “Old English” or “Liquid Gold”
- Replace or clean A/C filters. Clean all A/C vents and intake grids
- Check/replace all the light bulbs
- Dust blinds, windowsills and plant ledges
- Clean windows & glass doors
- A fresh coat of paint on the front door looks great!
- Make sure walls and doors are free of smudges

Bathrooms

- Clean all tubs, toilets and sinks
- Stow unused shampoos, soaps, razors etc. under the sink
- Stow away laundry out of sight
- Streamline counter – 1 or 2 decorative items
- Check for fresh caulk in bathtubs, showers & sinks & recaulk as needed

Kitchen Comments

- Keep flat surfaces (countertops, appliance tops and furniture) cleared off as much as possible. Kitchen counters should have very little on them to show that there is plenty of available workspace. Keep appliances stored when not in use.
- Remove all magnets, notes, pictures, etc. from the front & sides of refrigerator

Bedrooms & Living Areas

- Depersonalize your home by storing personal photos so that potential buyers may visualize their personal items in the home. ***This is probably one of the most important things to a potential buyer!***
- Straighten closets. Clear out floors of closets to make them appear more spacious.
- Make the beds & put all your clothes away.

Yard & Garage

- Sweep front walkway & driveway. Pressure-washing the front walkway and driveway will make them look like new!
- Keep lawn watered, mowed, weed-eaten and well edged
- Trim trees & shrubs
- Clean out flowerbeds and invest in a few flats of colorful flowers
- Clean & organize garage
- Make sure the roof & gutters are in good condition
- Repair and repaint loose siding & caulking

Tips for daily upkeep & showing your home to prospective buyers

- Open drapes/blinds and turn on lights for a brighter feel.
- Keep countertops cleared.
- Secure jewelry, cash, prescription medication and other valuables.