

Preparing Your Home For Sale:



Did you know well placed furniture can open up a room and make rooms seem larger than they are? Or that opening drapes and blinds and turning on all lights make a room seem bright and cheery? Did you know the scent of your home can leave a lasting effect on a potential buyer? Baking bread, cookies or pie leaves an inviting fragrance.

It's a fact: acquiring the highest market value and elevating your home above others in the same price range often comes down to first impressions.

Allow me to help you maximize your home's appeal with a few inexpensive changes! **I have over a decade of experience** helping my clients sell their homes for the BEST price possible by using the following examples of TIME TESTED techniques.



Exterior:

- Keep grass freshly cut when seasonal
- Remove ALL yard clutter
- Apply fresh paint to wooden fences
- Paint the front door
- Remove front facing screens
- Weed and apply fresh mulch to garden beds
- Clean windows inside and out
- Wash or paint home exterior
- Tighten and clean all door handles
- Ensure gutters and downspouts are firmly attached
- Consider a termite inspection before listing

Interior:

- Remove excessive wall hangings, furniture and knick knacks (consider a temporary self-storage unit if applicable)
- Remove decorations which personalize your rooms, such as family photos, and political items
- Clean or paint walls or ceilings if needed
- Shampoo carpets if needed
- Clean and organize cabinets and closets
- Repair all plumbing leaks, including faucets and drain taps
- Clean all light fixtures

Prepare for Showings:

- Turn on all the lights
- Open drapes in the daytime
- Keep pets secure
- Light the fireplace if seasonally appropriate
- Infuse your home with a comforting scent like apple spice or vanilla
- Vacate the property while it is being shown.

