



12 TIPS BEFORE

# ***SELLING YOUR PROPERTY***



**Presented by Ron Morgan**



# Curb Appeal

Most buyers make snap judgments about your house. And their first impression, good or bad, is usually lasting. Buyers generally decide if they want to go inside within 20 seconds of viewing the external attractiveness (curb appeal) of your house.



**Keep lawn freshly mowed and trimmed**

**Trim all shrubs and scraggly bushes. Keep shrubbery below level of window to avoid blocking light.**



# Staging



Staging a property helps prospective buyers visualize living there. It finishes the process you started with the three C's—clean it up, clear the clutter, and make cosmetic improvements.



# Kitchen Appeal



**No room in the house has greater impact on the buyer than the kitchen.**

**It should sparkle and gleam. Oven, cook tops and ventilating hood should be spotlessly cleaned, inside and out.**

**Replace any small ineffective light fixtures. Poor lighting makes the kitchen gloomy and uninviting.**



# Bathroom

Next to the kitchen, it's the second most important room in the house. The condition of the bathroom(s) speaks volumes to the buyer about the overall condition of the house.



Scour tile walls, floors, bathtubs, sinks, toilets and shower stalls until they shine. Remember to wipe down tiles, sinks and shower doors daily.







# Living Area

If you smoke or have pets, seek out professional products and spray daily.

Make certain all sliding doors are in tracts. Rub tracts with paraffin or candle wax for easier movement.

Make sure all light switches work

Replace all burned out light bulbs



# POINTS TO REMEMBER

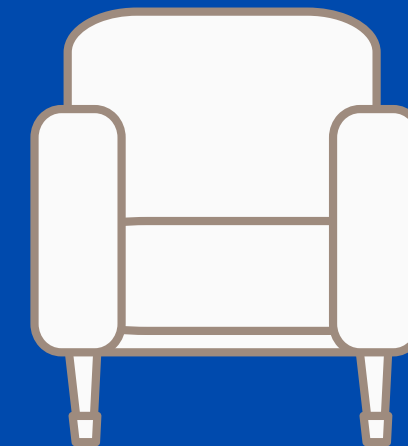
*Important Factors*



**Everything must  
be functional.**



**The house must  
be clean.**



**Your space must  
be welcoming.**







**3,000**

Units Sold Every Year



**96.50%**

Close Ratio





# MEET OUR TEAM

*The Minds Behind MEG*



**Ron Morgan**

**Founder and CEO**



**Scott Thompson**

**Head of Sales**



**Bre Kashae**

***Transaction Coordinator***



# Contact Info

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