



CONTACT ME FOR  
YOUR ONE STOP  
GUIDE FOR SELLING  
YOUR PROPERTY

REGINA SAMUEL - REALTOR®

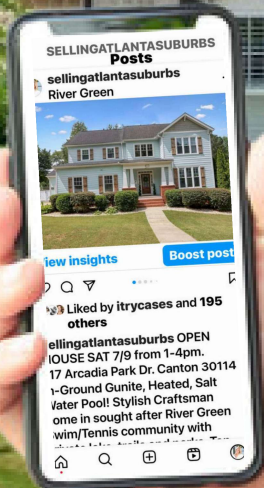
Call or Text **678-296-3582**

**[SoldWithRegina@gmail.com](mailto:SoldWithRegina@gmail.com)**

**[SellingAtlantaSuburbs.com](http://SellingAtlantaSuburbs.com)**



**REGINA KNOWS YOUR NEIGHBORHOOD!**



# PREPARING YOUR HOME FOR SALE

What more could you want than to get your home sold for top dollar in a short amount of time with little to no hassle? Please take a moment and read through the following suggestions before you put your property on the market and you'll be on your way to a successful sale. My goal is to simplify, de-personalize and de-clutter the home in order for it to show larger and brighter, giving a more spacious feel 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.

## General

- o Start by airing out the home. Most people are turned off by even the smallest odor. Odors must be eliminated, especially if you have dogs, cats, or young children in diapers or if you are a smoker.
- o Clean and wipe down all stained woodwork including doors and cabinets with a wood maintenance product.
- o Replace or clean A/C filters. Clean all A/C vents and intake grids. Keep A/C set no warmer than 75 degrees and heat no cooler than 70 degrees.
- o Use an air freshener in each room

## Kitchen

- o Keep all 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.
- o Keep appliances stored when not in use.
- o Remove all magnets, notes, pictures, etc. from front and sides of refrigerator.
- o Stow trashcan in pantry.

## Bathrooms

- o Clean all tubs, toilets, and sinks. Polish all hardware.
- o Stow unused shampoos, soaps, scrubbing implements, razors, etc. under sink.
- o Stow wastebasket under sink.
- o Rugs/commode lid covers should be removed.
- o Streamline counter—1 or 2 decorative items only.
- o Linen cabinets should be organized and items reduced.
- o Bathtubs, showers, and sinks should be freshly caulked. The grout and tile should be clean and in good condition.
- o There should be no leaks in the faucets or traps

## Carpet

- o Steam clean if not replacing. If replacing, we can help you make choices that will be most appealing to buyers.

## Laundry/Utility Room

- o Organize shelves and put away non-cleanser items. Keep area clear of clothes.

## Closets

- o Thin all closets dramatically and organize remaining items neatly on shelves and be sure to allow space between hanging items. At one very visible spot, leave space, so the rear wall of the closet/pantry will show when the door is opened. Leave a small empty space on each shelf to show potential storage space.

## Windows

- o Dust blinds, windowsills, and plant ledges.
- o Remove any cobwebs inside and outside.
- o Clean interior and exterior of all windows and glass doors.
- o Take screens off before washing and leave off front of house.
- o Keep all blinds/shades pulled up/open and draperies removed to allow maximum light.

## Interior Lighting

- o Upgrade the wattage in all light fixtures to the highest level safety will allow.
- o Dust/Wash all light fixtures and fans.

## Living Areas and Bedrooms:

- o Make sure that there is not too much furniture in a room. Select pieces that look best and put others in the garage or storage.
- o 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!

## Exterior and Yard

- o Thoroughly sweep down all exterior sides of house and eaves to clean cobwebs and wasp nests.
- o Keep lawn mowed, weed-eated, and well-edged
- o Trim trees and shrubs.
- o Clean out flowerbeds and invest in a few flats of colorful flowers.

## Front Entry/Porch

- o Be sure front door area is clean and free of dirt, dust, cobwebs.
- o Repaint door and trim if not pristine.
- o Make sure doorbell is working properly

## Garage

- o Drastically clean and re-organize
- o Sweep and clean—remove all cobwebs and any oil or grease from floor.



## TRUSTED REFERENCES BELOW

Moving Company  
Page Relocation 770-698-2225

Handy Man  
Chris Foster  
678-478-8545

Plumber  
Nick Quigg PlumbMedic 770-692-0614

HVAC Repair  
Vita LaSelva – Mercury Heating and Air  
770-480-3474

House Cleaner  
Molly Maids  
770-299-9109

Junk Hauling and Trash Cleanout  
Chris Foster 678-478-8545  
North Georgia Junk Removal 678-934-1344

Packing Service  
Page Relocation  
770-698-2225

Real Estate Attorney  
Hartman Law – Andrew Hartman  
770-284-1111

Estate Planning Attorney  
Meredith Ditchen-Oakley  
770-517-0008

Estate Sales  
Park Avenue Estate Sales – Doug Ponier  
678-778-6797

Real Estate Services:  
Regina Samuel – 1Look Real Estate  
678-296-3582

