



3 Critical Tips for Selling a Vacant Home



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The move to the new home is complete. Now all that is left to do is to sell the old one. Selling a vacant home, by the way, is a bit different than selling one that you live in.

Sure, the plusses (you don't have to keep the home clean all the time, no strangers traipsing through) outweigh the minuses. The minuses are what we'll concentrate on today, with three quick tips to protect yourself, the home and potential buyers who tour it.

1. Consider Staging the Home

If you recently house hunted, you know how challenging it is to look beyond a homeowners' taste in décor and furnishings to imagine your own stuff in the home.

It's even more challenging in a vacant home. Whether it's because most of us lack the imagination they require or some other reason, studies prove that a vacant home will sit on the market for nearly 80 percent longer than a furnished home.

Even partially staging the home will help it sell quicker.

2. Leave the Utilities On

Since you are leaving the home vacant, and on the market, transferring utilities is a bit more complicated. You'll need to keep the power, water and gas in service to the vacant home for showings and the home inspection.

Cancel the services once the home closes escrow.

3. Call Your Insurance Agent

The folks at ValuePenguin.com claim that most homeowner insurance policies stop covering claims on homes that have been vacant for more than 30 days.

Contact your insurance agent to find out if you're covered and, if not, how to purchase vacant home insurance.