



Personal Property–Whats stays and what goes?

Personal Property: Unless excluded in Paragraph 1(e) or by other terms of this Contract, the following items which are owned by Seller and existing on the Property as of the date of the initial offer are included in the purchase: range(s)/oven(s), refrigerator(s), dishwasher(s), disposal, ceiling fan(s), light fixture(s), drapery rods and draperies, blinds, window treatments, smoke detector(s), garage door opener(s), thermostat(s), doorbell(s), television wall mount(s) and television mounting hardware, security gate and other access devices, mailbox keys, and storm shutters/storm protection items and hardware ("Personal Property").

- Deep clean
- Fill holes and paint where needed-Neutral is better
- Minor maintenance items- ex.caulking windows and tubs
- Major repairs-replace countertops, flooring or water heater
- Stage your furniture to showcase your home
- Remove personal items such as family photos
- Declutter Every Surface Space And Storage Space
- Eliminate Odors-Steam Cleaning The Fireplace or Shampooing Rugs
- Spruce up your landscaping
- Power-wash your deck, house sidewalk and house If needed
- Upgrade your lighting/bulbs to make rooms brighter. Make sure the hues match





During a showing, it's important for the home to present itself in the best possible light, as first impressions can greatly influence a buyer's decision. A well-staged, clean, and inviting home allows potential buyers to focus on the features and layout, rather than distractions like clutter or needed repairs. When a home shows well, it helps buyers imagine themselves living there, creating an emotional connection that can lead to stronger offers and a quicker sale.

Before the Showing

- Turn on the lights and open blinds If possible
- Take out the garbage
- Make the beds
- clear off and dust services
- take your pets with you and put away pet bowls and beds
- Lock up your valuable Items
- Turn off your computer
- Turn the temperature higher/lower depending on wheather
- Put out frash/clean towels In the bathroom and kitchen

During The Showing

- Leave the house during showings- Buyers prefer to look at homes when they can move around freely and owners arent there.
- Make your house as available as possible. While It may be Inconvenient to show your home at certain times, buyers who can't see a property when they are eager may cross It off their list.
- Leave the house during showings- Buyers prefer to look at homes when they can move around freely and owners arent there.
- Listen to any feedback from buyers or their agents about ways you can make your home more appealing.



Details Of An Offer

When reviewing an offer, it's important to consider more than just the purchase price.

Other key aspects include the buyer's financing terms, the size of their down payment, contingencies such as inspections or appraisals, and the proposed closing date. Some buyers may also request repairs or ask for seller concessions. Evaluating all of these components together helps ensure you choose the offer that best aligns with your goals and timeline, not just the one with the highest number.

- Contract Type
- Offer Price
- Escrow Deposit
- Additional Escrow Deposit
- Acceptance Date
- Days Requested For Right To Inspect And Cancel
- Repair Amounts (If Requested)
- Financing Type and Financing Contingency Date
- Home Warranty
- Closing Date

