

Prepping Your Home For Sale

AN AGENT'S ADVICE TO SELLERS



Reorganize and Declutter Your Home

- Maximize your walking space! Too much furniture or crowded hallways can make a home look cluttered during showings.
- Remove personalization from your home so that potential buyers can picture themselves living there. (Ex. Taking down family photos.)
- Hiring a stager is a great way to avoid dealing with this!



When Packing, Put Your Boxes and Miscellaneous Items in Unfinished Space, Such as Your Basement or Garage.

- Potential buyers tend to be more forgiving of unfinished space when touring a home.
- When you do this, make sure it is still organized and you leave easy access to things that inspectors might need to get to (Ex. water heater).



A Paint Touch Up Might Be Needed

- Fixing chipped or faded paint can help your home sell faster.
- Crazy wall colors make it difficult for potential buyers to picture themselves utilizing a space. White is always your best bet!



Have a Neutral And Clean Smell

- Do your best to remove all pet, food, and smoking odors from your home.
- A subtle candle or air freshener is always nice; however, you should avoid really harsh, strong, and unique smells. No need to over-do it!



Smoke and Carbon Monoxide Detectors Should Be Up To Date

- All necessary detectors need to be installed before putting a house on the market.
- Detectors should be less than 10 years old to pass inspection! The date of installation should be somewhere on the smoke detector.
- Smoke and carbon monoxide detectors must be within 6 feet of every bedroom. Don't forget your basement bedrooms!



Talk To A Professional Real Estate Agent About How Certain Updates Can Increase Your Home Value.

- Know the current trends (ex. countertops, cabinet colors, aesthetics, paint colors, flooring, appliances, etc...). This will help your home to appeal to the current market!
- Spending money on a few changes now can give you a much higher return.



Make Sure ALL Lights are On Before a Showing

- Open your blinds and turn on all the lights! Make sure the lights are fully on and not dimmed! This will make your house appear brighter and bigger.
- Make sure that all of your light bulbs are working! Home inspectors will call out any dead bulbs.



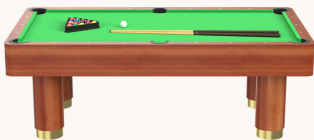
Stow Away Your Prescriptions and Valuables

- Find a place to store items that you do not want to be seen or touched during showings.
- Theft is unlikely, but there are some things that we can't control.



Hide Your Mess Before Showings

- Empty all trash cans and hide any dirty laundry to help potential buyers feel comfortable and clean while walking through your home!



Give Every Room A Purpose

- Even if you use it as a bonus room, defining its purpose will appeal to buyers.



Check Out Your Nearby School Rankings

- Whether you have kids or not, knowing the school score will benefit you when selling your house.
- GreatSchools.org is a great resource for this.