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Hello there!

Selling your home can be an exciting yet daunting process. To ensure a smooth and successful sale, follow this comprehensive seller guide.

For a complementary seller evaluation please reach out direct.

Broker



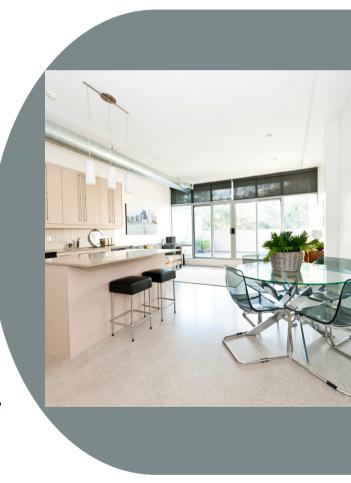




- 1. Prepare your home:
- Clean and declutter: Remove personal items, deep clean the house, and organize closets to create a welcoming and spacious atmosphere.
- Stage your home: Arrange furniture, add attractive décor, and improve curb appeal to create a lasting first impression on potential buyers.
- Make necessary repairs: Fix any minor issues like leaky faucets or broken door knobs to enhance the overall appeal of your home.
- 2. Research the market: Analyze recent sales in your area, consider current market conditions, and consult a real estate agent to determine a competitive yet realistic listing price.
- Calculate expenses: Assess your outstanding mortgage balance, costs of repairs, closing fees, and agent commissions to determine your net proceeds from the sale.



- 3. Hire a reliable real estate agent:
- Research and interview potential agents: Look for experienced agents with a strong track record. Ask for references and discuss their marketing strategies.
- Sign a listing agreement: Once you select an agent, sign an agreement specifying the terms of their services, including the commission rate and the duration of the contract.
- .4. Marketing your home:
- Professional photography: High-quality photos highlighting your home's best features can attract more potential buyers.
- Online listings: Listing should be on multiple online platforms, such as real estate websites and social media platforms, to increase the visibility of the property.



5. Negotiate and accepting an offer:

- Evaluate offers carefully: Consider the offered price, financing methods, and closing dates.

 Consult your agent to analyze the terms.
- Negotiate effectively: Respond promptly to counteroffers, focusing on finding a win-win situation. Your agent can provide guidance to ensure you get the best deal possible.
- 6. Once you have accepted the offer work with your agent and lawyer to ensure all necessary steps are followed in the finalizing process, including title searches, and legal transfers.
- 7. Move out and hand over the property:
- Packing and moving: Organize your moving process, hire professional movers, or ask friends and family for assistance in relocating your belongings.
- Property handover: Conduct a final walk-tru to ensure that the property is in the agreed-upon condition during the sale.



Why Work with Me

- 1. Exceptional & Professional Service
- 2. Social Media Advertising, Print Advertising
- 3. Available anytime for questions etc.
- 4. Professional full colour brochure
- 5. Hire Professional Photography and Videography
- 6. Open Houses
- 7. Top Negotiating
- 8. HOME consultations todetermine items to keep, move and organize to optimize home layouts
- 9. Help with Decluttering, donating to charities & shelters and removing Any furniture items Sellers do not want to keep
- 10. Your home advertised until SOLD



Let's Get Started!

Call Me For a No-obligation Seller Evaluation and an action plan to sell your home for Top Dollar. Don't let your house sit un-sold.

SCHEDULE A CALL BY CALLING 416-236-6000

Add a little bit of body text

Leah Giannone

Broker

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