

LEAH GIANNONE REALTY

Seller Guide



www.SoldByLeah.com



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.

Leah

Broker



Seller Guide

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.



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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.



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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 to determine 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
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Broker

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