

SCAN TO BOOK

The Ultimate Side Hustle Guide: 60 Smart Ways to Build Your Home Fund

Start generating extra money for your down payment on a house



Your Path to Financial Growth,

Presented by Amy DeBusk



Phone

(916) 705-2557



Book

talkingwithamy.com



Website

amydebuskhomeloans.com



Turn One Idea Into a Real Offer

1. Pick one result

Do not advertise 'anything you need.' Sell a clear result: a three-hour pantry reset, a weekend pet-care visit, or ten finished social posts.

2. Package the work

Name the service, define time and boundaries, say what is included, and choose a price structure you can explain confidently.

3. Show proof

Use a sample, before-and-after photo, reference, portfolio item, or short checklist. Never invent experience or reviews.

4. Market in two places

Use one platform that supplies leads and one community channel where trust and referrals can grow.



Where to market your offer

LOCAL HOME SERVICES

Nextdoor Business, Thumbtack, Taskrabbit, Realtors, apartment and HOA boards

CARE AND PETS

Rover, Care.com, vets, groomers, parent groups, senior communities, referrals

DIGITAL AND FREELANCE

Upwork, Contra, Fiverr, LinkedIn, chambers, small-business groups, direct outreach

RESALE

Facebook Marketplace, OfferUp, eBay, Poshmark, Depop, Etsy, estate and garage sales

SHIFTS AND RESEARCH

Instawork, staffing agencies, venues, Respondent, UserTesting, university studies

TEACHING AND ASSETS

Wyzant, Preply, libraries, parent groups, Neighbor.com, specialty rental sites

2026 NOTE Post business promotions from a Nextdoor Business Page, not a personal neighborhood profile. Platform fees, availability, screening, insurance, and local rules can change; verify them before accepting work.

Quick Cash: Start With What You Have

Choose one offer. Publish it in one platform and one community channel this week.



GUS'S QUICK START

Be specific about the result, time, service area, price structure, and what is not included.

1. Sell things you own

OFFER

Furniture, electronics, decor, tools, or clothing.

MARKET

Facebook Marketplace, OfferUp, eBay, neighborhood groups.

FIRST STEP

Photograph 10 useful items in daylight and list the easiest three first.

2. Collect CRV containers

OFFER

Redeem eligible cans and bottles you legally collect.

MARKET

Family, coworkers, events with permission, certified recycling centers.

FIRST STEP

Set out labeled bins and ask five people to save eligible containers for you.

3. Fall leaf cleanup

OFFER

Flat-rate raking, bagging, and curb-ready cleanup.

MARKET

Nextdoor Business, neighborhood groups, HOA boards, referrals.

FIRST STEP

Post two available Saturday time blocks with a clear service boundary.

4. Seasonal yard cleanup

OFFER

Weeding, debris bagging, patio cleanup, and light trimming.

MARKET

Nextdoor Business, Thumbtack, local Realtors, senior communities.

FIRST STEP

Create one before-and-after sample and list what you will not handle.

5. Mobile car washing

OFFER

Basic exterior wash at a home, office, or apartment complex.

MARKET

Nextdoor Business, coworkers, apartment managers, local groups.

FIRST STEP

Offer a three-car neighborhood block and confirm water-use rules first.

6. Mobile car detailing

OFFER

Interior vacuum, windows, dashboard, and upholstery refresh.

MARKET

Thumbtack, Nextdoor Business, office managers, referrals.

FIRST STEP

Photograph one completed car and publish two simple package levels.

Home Services That Solve Immediate Problems

Choose one offer. Publish it in one platform and one community channel this week.



GUS'S QUICK START

Be specific about the result, time, service area, price structure, and what is not included.

7. House cleaning

OFFER

One-time resets or recurring kitchen, bath, and floor cleaning.

MARKET

Care.com, Thumbtack, Nextdoor Business, personal referrals.

FIRST STEP

Write a room-by-room checklist and quote a clearly defined starter clean.

8. Vacation-rental cleaning

OFFER

Turnover cleaning, linen reset, restocking, and photo checks.

MARKET

Local Airbnb or VRBO hosts, property managers, host groups.

FIRST STEP

Contact five hosts with your availability and a sample turnover checklist.

9. Packing help

OFFER

Careful packing, labeling, and room-by-room organization.

MARKET

Taskrabbit, Thumbtack, Realtors, moving companies, Nextdoor.

FIRST STEP

Offer a three-hour packing block; state whether supplies are included.

10. Unpacking and setup

OFFER

Kitchen, bath, pantry, closet, and box breakdown service.

MARKET

Taskrabbit, Realtors, apartment managers, relocation groups.

FIRST STEP

Build a 'first-night essentials' checklist and share it with your offer.

11. Furniture assembly

OFFER

Beds, desks, shelves, storage units, and flat-pack pieces.

MARKET

Taskrabbit, Thumbtack, apartment groups, property managers.

FIRST STEP

List the tools you own and post photos of two correctly assembled items.

12. Moving help

OFFER

Loading, unloading, furniture placement, or box carrying.

MARKET

Taskrabbit, local movers, apartment boards, neighborhood groups.

FIRST STEP

Define lifting limits, minimum booking time, and whether you have a dolly.

Driving, Delivery and First Flips

Choose one offer. Publish it in one platform and one community channel this week.

GUS'S QUICK START

Be specific about the result, time, service area, price structure, and what is not included.



13. Donation or dump runs

OFFER

Pickup and transport of approved household items or debris.

MARKET

Nextdoor Business, garage organizers, Realtors, estate-sale teams.

FIRST STEP

Price vehicle time plus disposal fees and verify every destination's rules.

14. Grocery delivery

OFFER

Shop and deliver groceries on a flexible schedule.

MARKET

Instacart, Shipt, or direct recurring help for known local clients.

FIRST STEP

Compare local onboarding, vehicle, insurance, and shopper requirements.

15. Food or package delivery

OFFER

Restaurant meals, parcels, or local business deliveries.

MARKET

DoorDash, Uber Eats, Roadie, Amazon Flex where available.

FIRST STEP

Check demand, mileage, insurance, and true costs before selecting an app.

16. Marketplace flipping

OFFER

Buy underpriced items, improve presentation, and resell.

MARKET

Facebook Marketplace, OfferUp, eBay, garage and moving sales.

FIRST STEP

Research sold prices first; begin with one small item you understand.

17. Flip free items

OFFER

Clean or repair useful free items and resell them legally.

MARKET

Buy Nothing groups, Marketplace Free, neighborhood curb alerts.

FIRST STEP

Get permission, inspect condition, and avoid unsafe or recalled items.

18. Garage-sale treasure hunting

OFFER

Source tools, cookware, decor, and collectibles for resale.

MARKET

Local sale listings, Yard Sale Treasure Map, community sale weekends.

FIRST STEP

Carry a price-research list and buy only items with proven sold comps.

Reselling: Build an Eye for Value

Choose one offer. Publish it in one platform and one community channel this week.

GUS'S QUICK START

Be specific about the result, time, service area, price structure, and what is not included.



19. Estate-sale finds

OFFER

Source higher-quality household, vintage, and collectible goods.

MARKET

EstateSales.net, local estate companies, auction houses.

FIRST STEP

Preview listings and research five target categories before attending.

20. Furniture flipping

OFFER

Clean, repair, paint, or restyle small furniture pieces.

MARKET

Marketplace, OfferUp, estate sales, Buy Nothing groups.

FIRST STEP

Start with nightstands or a small table that fits your vehicle and workspace.

21. Sell clothing online

OFFER

List quality clothing, shoes, handbags, and accessories.

MARKET

Poshmark, eBay, Depop, local consignment stores.

FIRST STEP

Choose one platform, measure accurately, and batch-photograph 10 pieces.

22. Vintage clothing resale

OFFER

Source distinctive vintage pieces and sell to niche buyers.

MARKET

Etsy, eBay, Depop, vintage markets, collector groups.

FIRST STEP

Learn labels and eras; document measurements, flaws, and fabric details.

23. Resell tools

OFFER

Test and resell quality hand tools and power tools.

MARKET

eBay, Marketplace, OfferUp, estate and garage sales.

FIRST STEP

Verify operation and model numbers; never sell recalled or unsafe tools.

24. Sports and fitness resale

OFFER

Sell weights, bikes, golf, camping, and seasonal gear.

MARKET

Marketplace, OfferUp, eBay for shippable items, sports consignment.

FIRST STEP

Time listings before the relevant season and show condition clearly.

Treasure Hunting: Research Before You Buy

Choose one offer. Publish it in one platform and one community channel this week.

GUS'S QUICK START

Be specific about the result, time, service area, price structure, and what is not included.

SCAN TO BOOK



25. Flip patio furniture

OFFER

Clean and refresh outdoor tables, chairs, and planters.

MARKET

Marketplace, moving sales, neighborhood groups, estate sales.

FIRST STEP

Start before warm weather and confirm every piece is stable and complete.

26. Seasonal decor resale

OFFER

Buy or list holiday and seasonal decor near peak demand.

MARKET

Marketplace, eBay, Etsy for vintage items, community sales.

FIRST STEP

Inventory what you own first and list four to six weeks before the holiday.

27. Vintage kitchenware

OFFER

Resell cast iron, glassware, cookware, and serving pieces.

MARKET

eBay, Etsy, collector groups, antique booths, estate sales.

FIRST STEP

Use sold listings and maker marks to research value before buying.

28. Sterling silver finds

OFFER

Identify and resell marked sterling jewelry or household pieces.

MARKET

Reputable jewelers, coin shops, refiners, eBay for collectibles.

FIRST STEP

Learn common marks such as Sterling and 925; compare multiple offers.

29. Unwanted gold jewelry

OFFER

Sell broken chains, single earrings, or old gold pieces.

MARKET

Established jewelers, coin shops, precious-metal buyers.

FIRST STEP

Separate by karat mark, weigh if possible, and request itemized offers.

30. Coins and collectibles

OFFER

Research and resell coins or collections with proven demand.

MARKET

Reputable coin dealers, collector clubs, eBay sold listings.

FIRST STEP

Do not clean coins; photograph both sides and verify authenticity.

Pet, Home and Child Care

Choose one offer. Publish it in one platform and one community channel this week.



GUS'S QUICK START

Be specific about the result, time, service area, price structure, and what is not included.

31. Pet sitting

OFFER

Drop-ins, feeding, medication reminders, and overnight care.

MARKET

Rover, Care.com, veterinarians, groomers, neighborhood referrals.

FIRST STEP

Build a profile with rates, availability, pet preferences, and references.

32. Dog walking

OFFER

Scheduled individual or small-group neighborhood walks.

MARKET

Rover, Nextdoor Business, apartment groups, vet offices.

FIRST STEP

Define service radius, walk length, dog-size comfort, and safety process.

33. House sitting

OFFER

Overnight stays or scheduled home checks while owners travel.

MARKET

Rover, Care.com, Nextdoor, coworkers, personal referrals.

FIRST STEP

Use a written checklist for pets, mail, plants, security, and emergencies.

34. Vacation home checks

OFFER

Inspect doors, leaks, packages, plants, and visible issues.

MARKET

Nextdoor Business, Realtors, HOA communities, second-home owners.

FIRST STEP

Create a timestamped visit checklist and sample photo report.

35. Babysitting

OFFER

Occasional evening, weekend, or event childcare.

MARKET

Care.com, parent groups, schools, faith communities, referrals.

FIRST STEP

Prepare references and consider current CPR and first-aid training.

36. Weekend nanny work

OFFER

Recurring weekend childcare with agreed duties and hours.

MARKET

Care.com, nanny agencies, parent networks, professional referrals.

FIRST STEP

Write your availability, experience, rate range, and task boundaries.

Organizing and Neighborhood Services

Choose one offer. Publish it in one platform and one community channel this week.



GUS'S QUICK START

Be specific about the result, time, service area, price structure, and what is not included.

37. Professional organizing

OFFER

Closet, pantry, kitchen, office, or move-in organizing.

MARKET

Thumbtack, Nextdoor Business, Realtors, senior communities.

FIRST STEP

Create a three-hour starter package and photograph a sample project.

38. Garage organizing

OFFER

Sort, zone, label, and prepare donations or resale items.

MARKET

Nextdoor Business, Realtors, estate teams, local referrals.

FIRST STEP

Offer a half-day reset and clarify lifting, disposal, and supply costs.

39. Pressure washing

OFFER

Driveway, patio, walkway, or approved exterior cleaning.

MARKET

Thumbtack, Nextdoor Business, property managers, neighborhood groups.

FIRST STEP

Practice safely, price by area, and check water and surface restrictions.

40. Gutter cleanup

OFFER

Remove debris and perform a basic visible flow check.

MARKET

Thumbtack, Nextdoor Business, Realtors, property managers.

FIRST STEP

Only accept heights you can handle safely with proper equipment and insurance.

41. Tech help for older adults

OFFER

Device setup, streaming, printers, photos, and basic apps.

MARKET

Senior communities, libraries, Nextdoor, friends' parents, referrals.

FIRST STEP

Create a patient one-hour help menu; never request passwords or bank access.

42. Party setup

OFFER

Decor placement, table setup, food stations, and light staging.

MARKET

Local planners, venues, caterers, parent groups, Thumbtack.

FIRST STEP

Make a setup checklist and contact five event professionals for overflow work.

Events, Seasonal Work and Paid Research

Choose one offer. Publish it in one platform and one community channel this week.

GUS'S QUICK START

Be specific about the result, time, service area, price structure, and what is not included.



43. Party cleanup

OFFER

Trash bagging, dish loading, decor breakdown, and room reset.

MARKET

Event planners, venues, caterers, neighborhood and parent groups.

FIRST STEP

Offer a fixed two-hour post-event reset with clearly listed exclusions.

44. Holiday decorating

OFFER

Indoor trees, mantels, wreaths, tabletop decor, and packing.

MARKET

Nextdoor Business, Realtors, senior communities, referrals.

FIRST STEP

Publish booking dates early and avoid roof work without proper training.

45. Holiday decor takedown

OFFER

Pack, label, inventory, and store decorations after holidays.

MARKET

Past decorating clients, Nextdoor, organizers, senior communities.

FIRST STEP

Book takedown dates when you schedule setup so income carries into January.

46. Paid focus groups

OFFER

Share qualified consumer or professional opinions in studies.

MARKET

Respondent, university research labs, reputable local research firms.

FIRST STEP

Complete profiles honestly and respond quickly to matching screeners.

47. Website and app testing

OFFER

Record clear spoken feedback while completing digital tasks.

MARKET

UserTesting and other established usability-testing networks.

FIRST STEP

Set up a verified payment account and complete the practice test carefully.

48. Flexible shift apps

OFFER

Accept event, hospitality, warehouse, or merchandising shifts.

MARKET

Instawork, staffing agencies, caterers, hotels, convention centers.

FIRST STEP

Complete onboarding and select roles that match your experience and schedule.

Teaching and Creative Skills

Choose one offer. Publish it in one platform and one community channel this week.

GUS'S QUICK START

Be specific about the result, time, service area, price structure, and what is not included.



49. Tutoring

OFFER

One-on-one academic help, test prep, or homework support.

MARKET

Wyzant, Care.com, parent groups, schools, libraries.

FIRST STEP

Choose two subjects, define grade levels, and prepare one sample lesson.

50. Language lessons

OFFER

Conversation practice, pronunciation, or structured instruction.

MARKET

Preply, Wyzant, community groups, colleges, professional networks.

FIRST STEP

Record a clear introduction and publish a beginner-friendly lesson offer.

51. Music lessons

OFFER

Private beginner lessons or short skill-building packages.

MARKET

Thumbtack, schools, music stores, parent groups, community centers.

FIRST STEP

Offer a four-lesson starter package and state instrument and age ranges.

52. Photography

OFFER

Headshots, mini sessions, graduation, family, or small events.

MARKET

Thumbtack, Instagram, parent groups, venues, referrals.

FIRST STEP

Build a 10-image portfolio and schedule several short sessions at one site.

53. Real estate photography

OFFER

Bright listing photos, detail shots, and simple floor coverage.

MARKET

Direct outreach to Realtors, property managers, stagers, and hosts.

FIRST STEP

Create a sample shoot and a dependable delivery-time promise.

54. Video editing

OFFER

Short-form clips, captions, podcast video, or property reels.

MARKET

Upwork, Contra, Fiverr, creators, Realtors, local businesses.

FIRST STEP

Make two short samples and sell a defined number of edited clips.

Business Support and Assets You Own

Choose one offer. Publish it in one platform and one community channel this week.

GUS'S QUICK START

Be specific about the result, time, service area, price structure, and what is not included.



55. Bookkeeping support

OFFER

Transaction coding, reconciliations, invoicing, and cleanup.

MARKET

Upwork, LinkedIn, local business groups, accountants needing overflow help.

FIRST STEP

Use only skills you understand; list software experience and sample workflow.

56. Marketplace listing service

OFFER

Photograph, describe, list, and coordinate approved sales.

MARKET

Nextdoor Business, organizers, senior communities, Realtors.

FIRST STEP

Offer a 10-item package with written pricing, commission, and pickup rules.

57. Closet cleanout assistant

OFFER

Sort clothing, prepare donations, and list resale-worthy pieces.

MARKET

Nextdoor, organizers, parent groups, senior communities, referrals.

FIRST STEP

Create a three-hour package and agree in writing who owns each sale account.

58. Rent equipment you own

OFFER

Rent useful cameras, tools, trailers, camping, or party gear.

MARKET

Specialty rental marketplaces and trusted local networks.

FIRST STEP

Check insurance and platform rules; photograph condition before every rental.

59. Rent extra storage

OFFER

Offer an approved garage, shed, room, or other unused space.

MARKET

Neighbor.com or a written local arrangement where legally permitted.

FIRST STEP

Check lease, HOA, insurance, access, prohibited items, and local rules.

60. Rent a parking space

OFFER

Rent an unused driveway, garage, or approved parking spot.

MARKET

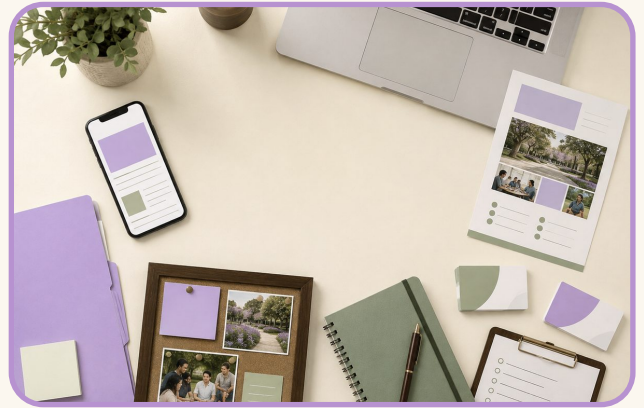
Neighbor.com, local commuter groups, nearby businesses or students.

FIRST STEP

Confirm legal permission, access hours, vehicle limits, and written terms.

Platform Quick Links

Start with the platform that matches your offer, then add one trusted local channel.



LOCAL SERVICES

Nextdoor Business
business.nextdoor.com/local

Thumbtack for Pros
thumbtack.com/pro

Taskrabbit Taskers
taskrabbit.com/become-a-tasker

CARE AND PETS

Rover Sitters
rover.com/become-a-sitter

Care.com
care.com

FREELANCE

Upwork
upwork.com

Contra
contra.com

Fiverr
fiverr.com

RESALE

Facebook Marketplace
facebook.com/marketplace

eBay
ebay.com/sellercenter

Poshmark
poshmark.com

Depop
depop.com

RESEARCH AND SHIFTS

Respondent
respondent.io/respondents

UserTesting
usertesting.com/get-paid-to-test

Instawork
instawork.com/worker

TEACHING AND SPACE

Wyzant
wyzant.com/tutorsignup

Preply
preply.com/en/teach

Neighbor
neighbor.com/host

LOCAL CHANNELS STILL MATTER

Ask Realtors, property managers, apartment managers, veterinarians, groomers, libraries, schools, senior communities, event venues, and satisfied customers for introductions. Follow posting rules and get permission before leaving flyers.

Your 7-Day Home Fund Launch

DAY 1 Choose one hustle and write one specific offer.

DAY 2 Create a profile, listing, or one-page service post.

DAY 3 Gather a sample, photo, reference, or checklist.

DAY 4 Publish on one platform and one community channel.

DAY 5 Contact five likely customers or referral partners.

WEEKEND Complete the first job or list the first items.

SUNDAY Deposit earnings, record the source, and review what worked.



Give every extra dollar a job

- Use a separate Home Fund account when appropriate.
- Keep receipts, platform statements, invoices, and bills of sale.
- Set aside money for taxes when required.
- Avoid unexplained cash deposits during the mortgage process.
- Ask your loan officer before moving large or unusual funds.

Start small. Stay consistent. Build your Home Fund.

Book: talkingwithamy.com | Call or text: (916) 705-2557

Educational information only. Verify platform terms, local laws, licensing, insurance, taxes, and safety requirements.

SCAN TO BOOK

