

# Tips for Sellers

*Here are some helpful tips if you are planning to sell a home.*

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**P**rovide access, selling your home can be stressful with people coming through, but the more access you give the quicker the process will be over and you will be on to the next chapter!

**A**s a seller, you need to think like a buyer. Step back and take a look at your home from the buyer's perspective...

**B**uyers expect your house to be in good condition so invest a little time and money and make all those minor repairs that you have been meaning to get to. For instance fix a dripping faucet, recalk the tub, refinish the floors, clean the carpets and add a fresh coat of paint. Remember you are moving anyway rent a storage space and clear out the clutter, pack away any personal items and pictures, clear out overstuffed closets bookshelves etc. Give the buyer a chance to envision their belongings in the space

**Smell...** A clean smelling house will leave a positive image in the buyers mind!

**Lighting...** Is one of your homes strongest assets, pull back the shades, clean the windows, light fixtures should be cleaned and bulbs replaced where necessary.

**Color...** Choose neutral colors when repainting a home or replacing carpeting. You can always add a splash of color with accent items such as pillows, rugs, towels, etc.

**Entryway...** Try adding a mirror or two to open up narrow spaces. Existing mirror should be spotless. Check for peeling paint on walls and baseboards.

**Closets...** Don't overstuff and consider using a nice set of hangers.

**Floors...** Secure area rugs to prevent slipping.

**Furniture...** Arrange furniture to make your space as open as possible. Avoid cluttering living room with knick-knacks

**Kitchen...** Clean clean clean, appliances, counter-tops, organize and clean cabinets and pantries.

**Bathrooms...** Clean clean clean... Make sure all surfaces are spotless, replace worn shower curtain, if needed clean and repair caulking. Check into any leaks or disturbing sounds that may indicate a potential problem. This is the time to bring out your best soaps and towels!

**Tired yet?** Preparing your home for sale can be a lot of work, but the rewards can make it all worthwhile!

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