



TIPS FOR SELLERS

Before marketing your property, we suggest the following punch list for increased value and desirability to potential buyers.

1. Start with Curb Appeal to make the best first impression. Shovel snow in the winter. In summer, manicure, weed and water your lawn and place flowers near the entry. Remove outdoor clutter, including bikes and hoses.
3. Make sure your front door area is in top shape with a clean or newly repainted door and swept walkway. If the exterior of your home needs painting, now is the time.
4. Make sure everything is in good condition inside the home. Repair appliances, plumbing, electrical, heating, sprinkler systems and fireplaces prior to listing your property.
5. De-clutter everywhere. The less "stuff" you have, the better, including stacks of magazines and newspapers, overstuffed closets, small decorative items and personal photographs. The ideal home showing is about half vacant so rooms look larger making it easier for buyers to imagine their belongings inside. You may want to rent a storage unit so your home shows better to potential buyers.
6. If walls are marked or old, a fresh coat of paint is a relatively inexpensive way to brighten rooms. It's best to stick to neutral colors, but always ask our opinion before doing any upgrades or painting.
7. Remove negative odors. Plug-in air fresheners or scented candles add a wonderful feeling and can mask unwanted odors, or use open baking soda containers to absorb mild odors. Selling a home with animals inside is a challenge, so make arrangements to remove odors and have animals safely contained.
8. Hang new, clean towels in bathrooms. Make sure all light bulbs work. Open drapes for lighter rooms. Make all beds every day.
9. Be sure to clean all windows, dirty carpets, switch plates, floors, stove and fridge. Remove items off fridge exterior.
10. A pot of fresh flowers on the front porch and/or inside is a nice touch.