



TIPS FOR PREPARING YOUR HOME TO SELL

Detach Your Emotions

Remember, you are about to sell this house and the goal is to create a space in which as many people as possible will be able to envision as their potential home. To properly prepare your home for sale you will have to pack away many of your personal items, including photos, souvenirs and other mementos.



Clean And ReOrganize

Clean your home from top to bottom and make sure all appliances are spotless. Reorganize the closets and pack away some of your belongings. Storage room is a priority for buyers and a full closet does a poor job of showcasing the amount of storage room available. If you're using a spare room for storage, pack away the clutter and ensure the space is properly furnished.

Brighten And Lighten

Light-filled rooms are always appealing. Open blinds and make sure your windows are sparkling clean. If there are no windows in the room, make sure the lighting is adequate and keep all the lights on when showing the property, even during the day. A fresh coat of neutral coloured paint goes a long way to brighten up the space.

Spark Your Buyers Imagination

Set the dinner table for a formal dinner, light the fireplace on a cold day and add some fresh flowers to your decor. Creating the proper atmosphere helps buyers envision themselves living in your home.

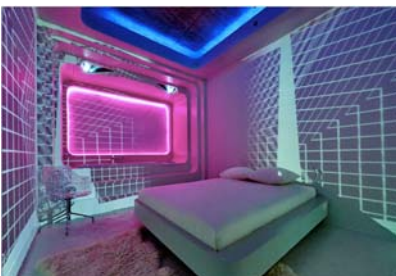


Fix Minor Repairs

Buyers prefer to see a home in move-in condition, even small things such as a dripping faucet can detract from the value of your home.

Furnish Empty Properties And Rooms

People buy homes not houses. Empty rooms make it hard for buyers to get a good sense of the space. Large rooms look cavernous and small rooms look even smaller when empty. Oddly shaped rooms make it especially hard for buyers to visualize how to arrange the room. Staging your empty property with the right furniture is key to ensuring that buyers will be able to visualize living in the space.



Don't Be Too Unique

Keep your decor simple and modern with neutral wall colours. Unusual accessories and strong wall colours will limit your pool of buyers. This is also true for renovations. The right renovations can often boost the price of a home but be careful not to do with too much flair. Your unique style may set you apart but it will also shrink your potential pool of buyers. Remember to keep it simple and modern.



Improve Security

Household security is a sought after feature in homes and simple measures such as adding window locks and motion sensor lights outside can boost the attractiveness of your property. In densely populated urban areas, simple additions such as blinds and shutters are good additions to provide privacy.

Curb Appeal

How important is the exterior look of your property? First impressions really do count. If the impact of your curb appeal is strong, people will want to see what is inside.

- Cut the lawn
- Cut and trim the shrubs
- Remove dead tree limbs and other yard debris
- Brighten up the garden with fresh shrubs and flowers
- Get rid of the clutter - put away toys and gardening equipment
- Touch up peeling paint on doors, siding and trim
- Repair and paint the fence
- Fix damaged roof shingles and flashing
- Clean windows, replace broken panes and fix torn screens
- Clean gutters and downspouts
- Wash the driveway and sidewalk.
- Patch cracks or holes
- Clean up the garage and shed
- Make sure outside lights and doorbells work



Compliments Of: **Brittany Wurfel**

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