



10 THINGS TO DO

SELLER'S GUIDE

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1. **Declutter and Depersonalize:** Start by removing any clutter from your home and storing personal items like photos or keepsakes. This will make it easier for potential buyers to envision themselves living in the space.
2. **Deep Clean:** Give your home a thorough cleaning, paying special attention to areas like the kitchen and bathrooms that tend to get dirty quickly.
3. **Repairs and Maintenance:** Make any necessary repairs and perform routine maintenance tasks like changing HVAC filters and checking for leaks. If your home needs more extensive repairs and updates I will ask you if you would like to participate in a program where the home is updated and you don't pay until closing.
4. **Curb Appeal:** Make sure the exterior of your home looks appealing by mowing the lawn, trimming bushes, and adding a fresh coat of paint if necessary.
5. **Staging:** Consider hiring a professional stager to arrange furniture and decor in a way that highlights your home's best features.
6. **Professional Photography:** As your real estate agent I will hire professional photographer to take high-quality photos of your home for online listings and marketing materials.
7. **Price Appropriately:** Work with your real estate agent to set an appropriate price for your home based on market trends and comparable properties in your area.
8. **Be Flexible with Showings:** Make your home available for showings as often as possible, even on short notice. In situations where the home cannot be shown or the seller needs to sell the home immediately I may suggest a program that I am certified in called Express Offers where you can get a quick cash offer without the full listing/showing process.
9. **Marketing:** Work with your real estate agent to create a marketing plan that includes online listings, open houses, and print advertising if necessary.
10. **Work with a Professional Real Estate Agent:** Finally, working with a professional real estate agent can make the selling process much smoother and help you achieve the best possible price for your home.