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The Best Ways to Prepare Your Home for Sale

Want to sell your home for the very best price in the least amount of time?

Be sure to follow these tips!

1. **Get rid of clutter!** A home that is cluttered feels smaller, no matter how big it really is. Be sure walkways and halls are clear.
 - Clean out & organize closets
 - Clean out the garage
 - Donate old clothing & household items
 - Pack away small, non-essential, decorative items
 - Throw away excess newspapers & magazines
2. **Get rid of smells!** Nothing turns-off a potential buyer more than bad odors.
 - Sanitize & deodorize pet areas, bedding, toys, etc...
 - Clean all appliances inside & out
 - Clean carpets & area rugs
 - Wash curtains & drapes
3. **Clean, clean, clean!** First impressions are critical. A home that is not clean immediately gives potential buyers the impression that the home has not been well cared for.

Exterior

- Clean out gutters
- Paint or clean the front door
- Polish door hardware
- Remove spider webs
- Remove stains from sidewalks & driveways
- Sweep porches, decks, walkways & storage buildings
- Wash vinyl siding, trim, brick & aluminum
- Wash windows
- Wipe down furniture, grills, & lawn ornaments

Interior

- Clean light fixtures & ceiling fans
- Clean mirrors
- Dust furniture & pictures
- Mop & wax floors
- Polish fixtures, vanities, door knobs & cabinet pulls
- Replace burnt-out light bulbs
- Vacuum carpets & remove stains
- Vacuum window ledges, baseboards & doors
- Wash fingerprints from switch plate covers
- Wash kitchen cabinets

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4. **Fix it!** Repair items that you know are not functioning properly. Repairing items now will save money and help avoid stressful repair negotiations later.
 - Be sure the doorbell works
 - Caulk around windows & tubs as necessary
 - Fill nail holes in walls & repaint
 - Oil squeaky doors & knobs
 - Repair dripping faucets & toilet seals
 - Replace torn window screens
 - Seal cracks in sidewalks & driveways

5. **Spruce up the yard!**
 - Clean mildew from trim, decks & fences
 - Mow the lawn
 - Mulch or add fresh pine needles around trees & flower beds
 - Prune bushes & trees

6. **Make it Warm & Fuzzy**
 - Place a vase of fresh flowers in the entry hall or on the kitchen table
 - Place potted flowers/plants on the porch, stairs or stoop
 - Play soft, classical music for your guests
 - Remove/pack any items that may be offensive to others
 - Turn on lights, especially if your guests are coming at night
 - Use colorful accent pieces to brighten each room

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