

# Tips to Make Your Home Sell Quickly at the Highest Price

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Now that you are considering whether to sell your home, you need to look at it differently. Looking at it as a buyer would, can help you package it to get the quickest sale at the highest price. The following checklist is intended to give you an understanding of the process. This list of 48 EASY and mostly FREE Fix-ups is not a to do list nor is it a complete list of every possible consideration. However, if you use it to evaluate your home's marketability, it can save you time and money later. The list is based on four basic rules.

**Uncluttering** makes every space look larger and feel neater.

**Cleaning** gives the impression your home is well cared for.

**Neutralizing** helps buyers picture themselves living there.

**Repairing** eliminates buyers' objections before they arise.

## **Outdoors**

1. Keep lawn mowed and free of leaves.
2. Trim bushes or transplant if they obscure front windows.
3. Cut lower limbs from front yard trees if they hide house.
4. Edge front garden beds and mulch.
5. Remove garden hose, bicycles and any stuff from the yard.
6. Place flowers or small evergreen tree in a pot on the front porch.
7. Clean, paint or replace mailbox.
8. Place very large house numbers on both sides of the mailbox.
9. Fill potholes in the driveway.
10. Secure any loose steps on the front porch.
11. Clean and arrange outdoor table and chairs. Throw out if rusted or broken.
12. Straighten sagging gutters.
13. Straighten shutters.
14. Repair fence.
15. Clean or paint the front door and polish door handle.
16. Make sure door bell rings.
17. Make sure key opens lock easily.
18. Replace door mat with a new one slightly larger than the door width.
19. Keep garage door closed at all times.
20. Park cars inside garage or on side of driveway or at a neighbor's.

## **Indoors**

1. Remove some furniture to make it easy to walk through the room.
2. If hardwood floor exists, remove wall to wall carpeting and polish floors.
3. Make sure all windows and blinds open easily. Remove any old or faded curtains.
4. Hang sheer curtains at windows with unsightly views.
5. Wash windows.
6. Polish door knobs.
7. Clean the wall switches and clean the ceiling mounted lights.
8. Empty and straighten the clothing closets. Remove all shoes from floor.
9. Fold linens and towels in neat stacks in the linen closet.
10. Box or hide all medicines and personal items on the bathroom surfaces.
11. Increase wattage of all light bulbs including basement and attic to maximum.
12. Put a sign "Do not Touch" next to emergency boiler shut-off switch.
13. Arrange new towels in bathrooms
14. Fill cracks and paint wall stains
15. Check all faucets for drips and fix.
16. Replace worn toilet seats. Always keep seats down.
17. Remove personal items including, religious objects, trophies and photos.
18. Ask Aunt Mary to take in ailing house plants. Keep only flourishing ones.
19. If room is a "bedroom", make sure there is a bed in it.
20. Scrub basement. Clean and polish furnace and hot water heater.
21. Clean or re-grout moldy or cracked bathroom caulking.
22. Clear off kitchen counter tops. Leave toaster, canisters, coffee pot and bowl of fruit.
23. Clean the inside of the refrigerator. Leave fresh appealing foods.
24. Refrigerator is no longer a bulletin board. Remove all items.
25. Clean inside of oven and exhaust fan.
26. Clean Garbage containers and pet areas, to eliminate smells.
27. Sweep Basement and Garage and remove all unneeded items.
28. Remove bathrobes from back of bathroom doors.



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