

A Guide to Home Selling

EXTERIOR

Look at your property from the buyers' vantage point as they approach in their vehicle. If the mailbox is the first thing they see, it should be free of dents, clean and fresh in appearance. Are trees and shrubs along the drive properly trimmed back? Is the lawn mowed, hedge trimmed, garden pruned? If you are selling your home in the fall, try to keep the leaves raked and the lawn cleared of other debris.

Next, that all important first, critical look at the house itself. Put yourself in the buyer's shoes. Stand in the driveway and imagine you are seeing your home for the first time. Make certain the walkway to the front door is swept, that there are no children's toys scattered about.

INTERIOR

One word of restraint: do not undertake any major redecorating unless it is absolutely necessary. That beautiful new Berber carpet in the living room and Tyrannosaurus Rex wallpaper in the children's bedroom may not be to the buyer's liking. They may see it as decoration they'll have to replace when the home is theirs. In most instances you are not likely to recoup the added expense of any such work.

Repair or replace worn-out and broken accessories. Badly chipped tiles on the kitchen counter, a broken hand railing on the staircase, or noisy hot water heater create a negative impression on the home's overall condition. The rather minimal expense of eliminating these problems is usually worthwhile.

Clean up! It doesn't have to be boot camp spotless, but your home should be generally clean and uncluttered. Wash and wax hardwood floors, vacuum carpets thoroughly, remove grease and grime from walls. Clean kitchen and bathroom tiles. Polish and dust your furniture and vacuum, if necessary.

Make certain all faucets, sinks and toilet bowls are cleaned and properly functioning. Thin out closets. If your clothes are packed to the rafters, place enough in temporary storage to give the impression that your home has adequate closet space.

Furniture: Take an hour to visit an apartment complex model. Note how these typically small rooms are made to appear larger than they are, with very little furniture.

Garage and basement: Get rid of the junk! You may think you can't live without your collection of 25 fishing rods, but your buyers will want to see a neat, orderly space with enough room for their favorite odds and ends. Also, put a fresh coat of paint on the walls. It's a minor expense and it goes a long way toward creating the right feeling of freshness.

Traffic patterns are open and accessible; doors to bathrooms often removed. Apply those lessons at home. Remove two or three chairs, an end table and lamp or other objects that are not absolutely necessary in a room. Make sure your own traffic patterns within and between rooms are generous

TEAM WITH YOUR REALTOR

Your Realtor typically has a wealth of experience in every aspect of home selling. Take advantage of his or her knowledge and work together for a quick, successful sale.

Ask your Realtor what else you might do to frame your home in the best light. Be sure to make your home available for showings. Your Realtor spends considerable time and effort to advertise, qualify prospects, show the property and ultimately negotiate the sale. Try to accommodate requested appointments whenever possible.

Compile a short packet of information on your neighborhood: local schools, transit systems, parks, libraries, municipal services, etc. Also, be certain to include the cost and availability of day care, as prospective buyers may well have children.

SHOWING TIPS

When your Realtor calls to bring a prospective buyer to your home, prompt attention to last-minute details can enhance your home's appeal:

Straighten up minor messes – newspapers to the garbage, china and silverware cupboards, ironing board back to the closet.

Clear tables. That collection of golf magazines may be handy on the cocktail table, but it creates an unwanted air of clutter.

Confine your pets. Some people may tremble in fear at the sight of your pet, even if it is a miniature Schnauzer; so keep dogs or cats in transport kennels in the garage or basement.

Leave the lights on! Even your Realtor won't necessarily remember that the switch for the recessed ceiling light is hidden inside the foyer closet.

Leave home whenever possible. Your Realtor has been hired because of his or her expertise at home sales.