



LIST WITH CONFIDENCE

Thank you for entrusting me with the sale of your home.

Here is an informative guide to get your home **SOLD!**





1 YOUR INITIAL APPOINTMENT

The purpose of our initial appointment is to understand and determine your “needs & wants” as a seller. An in-person appointment gives an opportunity to tour the home, go over your expectations and get any additional information that is helpful to a successful sale.



2 RECOMMENDATIONS

After previewing the property, I will go over a list of suggestions and recommendations that are specific to your home. These suggestions will be minor and/or major depending on the budget & timeframe to get top dollar for your home.



3 QUICK TIPS

Every time a buyers eyes stop during a showing, they are immediately calculating costs. The goal when prepping your home for the market is to minimize the amount of interruptions during showings. Are the light bulbs in working order; any odors removed, blinds repaired and doors easy to open?



“Simple fixes such as cleanliness, working lights & easy access to all areas of the home are keys to your success.”

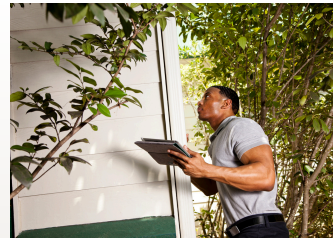
4 BIG TIPS

A fresh coat of paint inside and/or out goes a long way in preparing your home for sale. Cohesive flooring, clean carpets and a deep clean from a local cleaning company is always a wise investment. Bathrooms & the kitchen are always a great place to upgrade if need be & our consultation will go over any recommendations.



5 HIRE AN INSPECTOR

Knowing the condition of your property before putting it on the market and possibly fixing any needed repairs will help put your home in the best selling position. Hiring a local inspector can prove to be a great idea & the report received can put you a few steps ahead of potential buyers.



6 PRICING

Pricing is *critical*! Depending on your timeframe to sell, we will determine the best starting price based on current & expected market conditions. If you are in need of a quick sale, overpricing could be a serious error. If you are wanting to test the market, depending on the market temperature you may have the opportunity to start "high" with the intention of price correcting quickly if there has been no activity. A home that sits on the market is a consumer assumption that something is "wrong."





7 DECLUTTER & DEPERSONALIZE

Give potential buyers an opportunity to envision themselves in your space. Eliminate clutter & put it neatly into the garage, storage or donation. Remove any personal pictures & family heirlooms to keep safe & ready for your future home.



8 PICTURE READY

Once the listing contract has been signed, a professional photographer will be scheduled to take pictures. Staging is available if needed; a clean & tidy home is what is most important. Remember to have beds made, windows open, clothes put away and any pets put in a safe place.



9 SHOWINGS

After pictures are taken & all documents have been received, it is time to put your listing on the market! A showing can happen at any time once the property is live so ensure your home is "show" ready at all times.

10 OFFERS

Once the showings have begun, offers will start to come in. I will present you with each offer & help you decide what may be most suitable to your needs. After executing a contract, we will work diligently to get to a successful closing.



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REALTOR®