

## ***Preparing Your Home for the Market Tips from Bobby***

*First impressions are always extremely important. Make sure that your lawn is well manicured and free of clutter. If necessary, repaint your front door and place a potted plant at the entry. They add a nice touch and show buyers that they are welcome in your home.*

*Clean your house from top to bottom. Think about what items you notice when you are looking at a home to purchase. Do you feel more comfortable and more apt to buy in a spotless, neat home, or in a dirty messy house? So will your buyers.*

*The interior, focus particular attention on the living room, bathrooms and kitchen. The fresher your house looks, the fresher it will feel to buyers.*

*Your bathroom should be squeaky clean. Clean and repair damaged or unsightly caulking in the bathtubs and showers. Also, put out your best towels, shower curtains and mats. (Replace molded shower curtains—people do look behind the curtain) Put away your personal items, like cosmetics, toothbrushes etc.*

*Enlarge your home; bigger is better. A way to do this without construction is to remove bulky or unnecessary furniture. Think about renting a storage building temporarily. Unless you have a large bedroom, more than one dresser is too many in a small space. You may even want to eliminate the second nightstand.*

*Remember that everyone will not appreciate all the wonderful colors you may have in your home. You may need to consider putting a fresh coat of neutral paint on the walls. Prospects would rather see how great the home looks than try to picture it with work.*

*Fix any leaky faucets and rattling pipes. They are unnerving and suggest poor construction, neither of which you want to convey to a prospective buyer. You don't want them feeling your home was poorly built or has not been well taken care of.*

*Replace any burned out light bulbs. Try increasing the wattage to make things brighter.*

*Organize and clean out your closets, basement and garage. Getting rid of needless items will make these spaces look bigger and cleaner. It's also a good way to reduce the amount you will have to bring to your next home. Put those seasonal clothes in storage boxes and store out of site.*

*Fresh flowers, soft music playing in the background and scented smells are always an inviting accent to any home.*

***Take the time to complete the above suggestions and  
we should have a quick and easy SELL!***