

Staging your house for market

The top five free or low cost solutions

1. De-cluttering your house

- Would you agree that you live in your house differently than you would sell your house? One of the most difficult tasks that home owners encounter when preparing to sell there home is to de-clutter.

What is de-cluttering? Is the act of taking most items on counter tops, shelves, drawers, closets and basements and clearing them away for the sale of your house. The goal here is to allow your house to appear as large as it really is. A property with too much stuff can make your home look smaller and will directly affect how a buyer perceives the home.

Areas in your home to de-clutter

- ▶ Kitchen
- ▶ Closets
- ▶ Bathrooms
- ▶ Bedrooms
- ▶ Basements
- ▶ Garage
- ▶ Storage area

2. Painting walls and ceilings

- It' s amazing what a little bit of paint can do. Painting is an inexpensive way to increase the value of your home. And best of all, most of the time you can do it yourself. It is important that the colors you choose are neutral and not based on your personal taste. Painting will always give your home a fresh and clean appearance.
- If you have stains on the walls from water leaks from plumbing or the roof, find the cause of the leak and fix it before painting over it. Sellers are obligated by law to disclose any material defect the home may have. Trying to cover up a leak by painting over a stain and not disclosing could make selling your home a nightmare.

3. Carpet and Flooring

- If your carpet is old, worn and outdated remove it. If you have hard wood floors under the carpet you have the choice of refinishing the floors or leaving them as is. In the twin cities market many buyers are interested in hardwood floors and find unfinished hardwood floors more appealing than old worn out carpet.

4. Curb appeal

- Fixing up the outside of your home can make a difference in how buyers perceive your home. The absolute first impression a buyer has is based on how the home looks when they get out of the car. That impression is called curb appeal. If your home needs painting on the whole exterior or just the trim it will be beneficial to get it done. You should make every effort to make the front door look especially sharp. Be sure the lock works and the door opens smoothly. You want the first impression to be a great impression.

5. Windows and doors

Clean, clean, clean, clean. It will be to your advantage to have your windows crystal clear on the inside and out. Make sure all your doors and windows open and close properly. If they creak give them a shot of WD40 on the hinges. Make sure all the hardware is polished to a gleaming shine.

For more free information on how to prepare your home for sale, contact me @ 952-927-1642. If you need help finding the right people to complete any home related tasks give me a call I will be glad to assist you ask me about my advocates program