

FIRST-TIME SELLERS SUCCESS: TRANSFORM YOUR HOME ON A BUDGET

Checklist for Enhancing your Homes Value



1. DECLUTTER AND DEPERSONALIZE

- **Sort and Store:** Remove unnecessary items from all rooms, closets, and storage spaces.
- **Personal Items:** Store away family photos and personal collections to create a neutral space.
- **Minimalist Approach:** Adopt a minimalist look to make rooms appear larger and more inviting.

2. FURNITURE ARRANGEMENT

- **Purposeful Placement:** Arrange furniture to highlight the room's function and maximize space.
- **Flow and Accessibility:** Ensure there's a smooth flow and that pathways are clear.
- **Anchor Points:** Use area rugs and vignettes to define spaces and anchor large rooms.

3. CLEAN AND REPAIR

- **Deep Cleaning:** Thoroughly clean all surfaces, including windows, carpets, and appliances.
- **Minor Repairs:** Fix leaks, cracks, and other small defects that could detract from the home's appeal.
- **Paint Touch-Ups:** Freshen up walls with a neutral color to attract buyers.

4. ENHANCE CURB APPEAL

Tidy the Garden: Mow the lawn, weed flower beds, and trim shrubs.

Front Door: Repaint or replace the front door for a welcoming first impression.

Outdoor Spaces: Clean patios, pathways, and ensure outdoor furniture is in good condition

5. LIGHTING AND AMBIANCE

- Natural Light: Open curtains and blinds to let in natural light.
- Lighting Fixtures: Replace outdated fixtures and ensure all lights are working.
- Pleasant Scents: Use subtle air fresheners or bake cookies to create a homely feel.

6. DEBUNKING COMMON MYTHS

- Myth #1: Small changes don't help.
 - Reality: Small updates like fresh paint and light fixtures can significantly boost appeal.
- Myth #2: Keeping the home neat won't sell it.
 - Reality: A tidy, clutter-free home appears well-maintained and move-in ready.
- Myth #3: Tidying gardens won't help.
 - Reality: Good landscaping can increase property value by up to 12%.

7. FINAL TOUCHES

- Staging: Use staging techniques to highlight the home's best features.
- High-Quality Photos: Hire a professional photographer to capture the home at its best.
- Virtual Tours: Offer virtual tours to attract remote buyers.



Thank-you

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