



*Cristina*

**Beaches Home Watch**



## FOR A QUICKER SALE, MAKE SURE YOUR HOME IS EXCITING!

We don't get a second chance to make a good first impression. Most buyers look for homes that are well cared for and bright. In general, clean and spiffy.

### CHECK LIST FOR FASTER SALES

- Lawns and yard – remove clutter, cut grass, edge walks, trim hedges, weed gardens.
- Front of house – paint, fix or wash railings, steps, storms, screens and/or front door.
- Other exterior – side or back door, gutters, wash windows.
- Garage – straighten up, paint, fix or wash doors and windows.
- Plumbing – repair dripping faucets, leaky toilets.
- Heating/cooling – clean exterior of unit.
- Lights – replace all burned out bulbs, faulty switches.
- Halls and stairs – remove any clutter to give wide appearance.
- Hardware – oil hinges, tighten door knobs, faucets.
- General condition – dust, wash, paint, fix defects, as required.
- Consider feeling of spaciousness – store unneeded items to “enlarge” room size.

### THESE ITEMS ARE SUPER CRITICAL

- Kitchen – stove, refrigerator, sink should be spotless, all work space clear.
- Bathrooms – neat, spotless and fresh. Repair broken putty around tub.
- Closets – untidy or over-crowded closets suggest inadequate storage space.

### HOW TO HELP OUR SALES AGENTS

- Children, pets and adults can keep buyers from feeling at ease while they look through a home. For showings, please be out of the house if possible.
- Tell us which rooms benefit from sunshine or cooling breezes.
- Tell us what you like about the house, yard, the location. We'd like husband's and wife's feelings separately.
- Turn on all lights, or let us turn them on, for the entire showing.
- Open drapes in the daytime, close them at night.
- Strong cooking or smoking odours can ruin a sale. Make sure your home is fresh for showings.
- Small signs highlighting the special features of your home will make sure buyers see all the benefits.
- We would appreciate your ideas.

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