



TYLER'S SELLER TO-DO LIST

Selling a home isn't always a piece of cake.

Here are four tips that sellers should know when selling their home

1

CLEAR THE CLUTTER

Less is more. Pack up non-daily essentials and put them in storage or in the garage. Let buyers see the home, not the belongings.

2

DON'T KEEP SECRETS

Tell your realtor about any flaws or broken items in the home. Not disclosing these items could hurt the sale of your home.

3

REMODELING

Remodeling may enhance a property, but not all projects guarantee a payback at resale. Choose projects wisely for your neighborhood.

4

REPAIRING

You may have make repairs to get your home ready for sale. Everyday living scuffs, scratches, and dirt can be a turnoff to buyers.

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Most homeowners know it is important to keep a home clean, bright, and free from clutter while it is for sale. But, sometimes taking the extra step to stage a home can make a difference in how a buyer values it and the price a seller may want.

TOP REASONS A BUYER DECISION IS IMPACTED BY A STAGED HOME

49%

of realtors representing buyer say home staging impacts most buyer's final decision

45%

Will positively impact the value of the home if decorated to a buyer's tastes

10%

Will negatively impact the value of the home if decorated against the buyer's tastes

81%

Easier to visualize the property as a future home

5%

More suspect of home features

46%

Are more willing to see a home viewed online

28%

Overlook other property faults

IMPORTANT ROOMS TO BE STAGED

1 LIVING ROOM

4 DINING ROOM

2 KITCHEN

5 BATHROOM

3 MASTER BEDROOM

6 SECONDARY BEDROOM

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CLEAN AND REPLACE AS NEEDED

- Light switch covers
- Fireplace
- Light bulbs
- Front door
- Carpets
- Blinds
- Doors and door knobs
- Interior and exterior paint
- Air conditioning and heating vents

LIVING AND FAMILY ROOMS

- Maximize visual floor and wall space
- Keep coffee tables clear
- Remove any ashtrays
- Keep furniture to a minimum
- Store toys out of sight
- Use pillows and throws to soften the space

DINING ROOM

- Minimize furniture
- The bottom of a chandelier should be at least 60-inches from the floor
- Keep the dining table clear except for one nice centerpiece
- Remove extra chairs from the table and dining room
- Remove extra leaves from the table
- The table should seat four to six chairs maximum

BATHROOM

- Clear and clean all surfaces
- Display a bottle of hand soap or a new bar of soap
- Purchase new towels if necessary (consult stager first)
- Coordinate all linens in one to two colors
- Fold towels in thirds on the towel rack
- Remove all unnecessary items out of shower stalls and bathtubs
- Clean or replace all shower curtains
- Clean any moldy areas in the showers and bathtubs
- Replace caulking to make it look new again
- Take off all cloth toilet lids and keep lids closed
- Hide garbage cans and cleaning supplies
- Organize cabinets to be nice and neat

WHOLE HOME: MAKE THE SPACE INVITING

- Objectively evaluate every room
- Rearrange furniture to maximize visual floor space
- Pack up all knick-knacks and figurines
- Prune and nurture all house plants
- Reduce or add house plants to a balanced number
- Remove any furniture that you can live without
- Remove all but a few decorative books from shelves
- Pack away personal photos to de-personalize the home
- Reduce all art to one or two items per room
- Add lamps to dark spaces to brighten rooms
- Avoid using scented candles, sprays, and plug-in air fresheners
- Leave the home smelling fresh and clean with an essential oil diffuser

KITCHEN

- Clean and clear surfaces
- Clear all items from the countertops
- Clean tile grout and bleach if needed
- Clean the stove, oven, and microwave
- Clear the refrigerator of magnets, photos, and messages
- Repair broken or loose corners on Formica countertops
- Replace burner pans on the stove if worn
- Keep all mops, brooms, vacuums, and cleaning supplies put away
- Empty the garbage before each showing
- Remove any pet food and water dishes before showings
- Organize the pantry to look nice and neat
- Boock up any dishes and cooking supplies you can live without
- Scrub and polish the sink so it looks like new

BEDROOM

- Make the beds daily
- Invest in new bedspreads if necessary (consult stager first)
- Clean off surfaces such as bedside tables and dressers
- Store daily necessities in drawers or closets
- Organize closets to be nice and neat
- Keep closet doors closed
- Keep the floors clean and vacuum regularly
- Remove all wall decor, other than a tasteful piece of art
- Repair any holes or damage to walls

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GARAGE

- Clean and sweep out the garage
 - Keep storage nice and neat
 - Repaint dirty areas
 - Pack up unused and unnecessary items
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YARD

- Prune bushes and plants
- Do not allow shrubs or plants to block windows
- Weed all planting areas
- Put down fresh mulch to restore color contrast
- Keep the lawn freshly mowed, edged, and fertilized
- Remove any dead plants
- Add a few flowers for a splash of color if needed

LAUNDRY ROOM

- Put away cleaning, soap, and laundry supplies
 - Keep all surfaces and sinks clean and empty
 - Use high watt blues to make the room brighter
 - Remove any and all clothing, clean or dirty
 - Keep the floors clear of clutter and mop or vacuum regularly
-

EXTERIOR

- Look at your home objectively from a neighbor's yard
- Clean or repaint the front door if needed
- Repaint the exterior and trim if needed
- Replace any rotten wood on the exterior
- Sweep all walkways, patios, porches, and decks
- Pressure wash any dirty or stained concrete
- Re-stain deck wood as needed
- Wash the windows, inside and out
- Use outdoor furniture to show use of the space
- Outdoor drapes, pillows, and throws create an inviting retreat



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