

27 FREE & EASY FIX-UPS TO SELL YOUR HOME FOR THE BEST PRICE

SETTING THE STAGE

Preparing your home for sale is important if you want to realize the greatest possible return on your investment and you wish to sell your home within a reasonable amount of time.

Some outlay may be necessary for painting, carpeting, or repairing broken fixtures or appliances. But some fix-ups cost absolutely nothing – except a little time and elbow grease. Here are a few tips for getting your home ready to show itself off to its best advantage:

OUTDOORS

1. Keep lawn and shrubbery trimmed and free of clutter. Keep garden beds weeded and mulched.
2. Place flowering pots around and keep them watered and trimmed.
3. Fill potholes in your driveway and clean up walks.
4. Clean off outdoor furniture.
5. Clear out the garage. Throw away unnecessary clutter.
6. Check the gutters, mailbox and fence.
7. Fix doorbells, doorknobs and hinges that squeak.
8. Repair/replace any broken windows and shutters.

INDOORS

9. Clean everything in and out of sight. Shampoo the rugs, wax floors, brush/wash walls windows, blinds and draperies.
10. Make closets and cupboards clutter free.
11. Create space by storing extra furniture to eliminate a crowded look.
12. Arrange furniture for easy traffic flow.
13. Keep things open and spacious.
14. Keep shades and draperies open to let in light, but screen unappealing views.
15. Let the kitchen welcome you with a shining sink.
16. Organize cupboards.
17. Countertops should be clear except for attractive items like canisters.
18. Degrease your oven. Place cinnamon inside for an inviting aroma.
19. Check light fixtures for debris. (dust, flies, etc.)
20. Get rid of stains and install new washers on dripping faucets.
21. Feature your home's best characteristics with lighting or furniture arrangement.
22. If you have repainted (preferably in neutral tones) add color with throw pillows.
23. Place plants in strategic spots.
24. Clean the refrigerator.
25. Hang mirrors where they will reflect outdoor light as well as make the room look larger.
26. Keep bathrooms scrubbed and clean with fresh soap and matching towels.
27. Light the entire house, especially corners and halls.

The stage has been set. Your home is ready for sale.
Call **Joseph K. Kirby** at **410-604-3376** to get the job done!