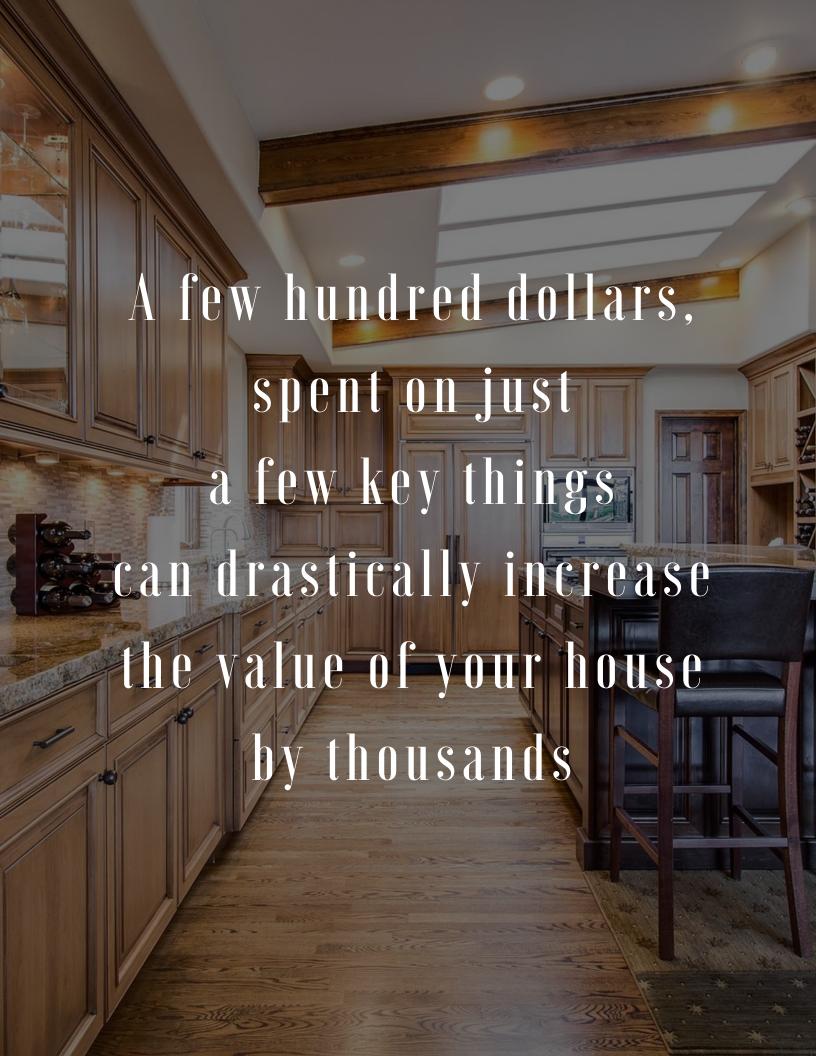
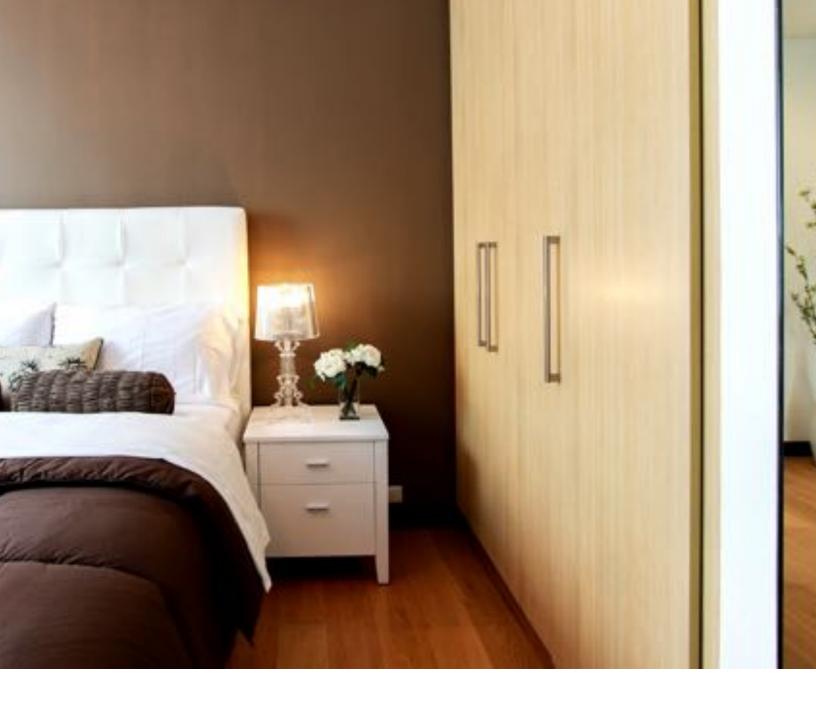
SIMPLE TIPS TO SELL FOR MORE MONEY
...AND IN LESS TIME





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COASTAL AREA PARTNERS

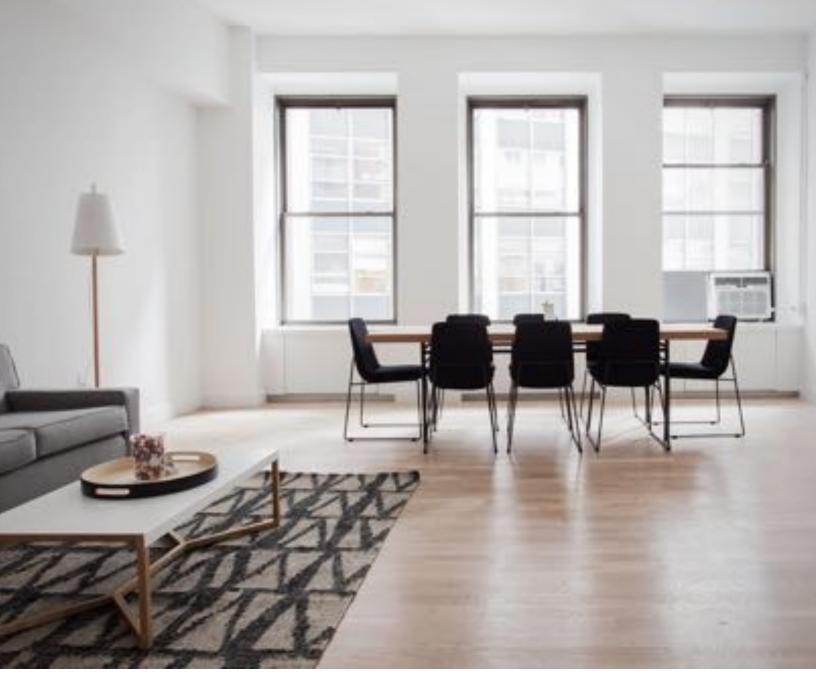




### TIP #1 PAINT THE WALLS

#### **NEUTRALIZE YOUR HOME FOR BUYERS**

Buyers have a tough time visualizing themselves living in a home that has a different design scheme than they're used to. So make it easy for buyers by giving them a neutral color palette to work with. Fresh paint will also brighten the home, make it appear new, and mask any offensive smells.



### TIP #2 CREATE MORE SPACE

#### **OPEN FLOOR PLANS ARE IN**

Anything that opens the space and creates a sense of flow in the house is generating a response from buyers right now. Just by rearranging or removing furniture pieces, you can really modernize the look and feel of your home.



### TIP #3 HIRE A GARDENER

#### **CURB APPEAL COUNTS**

Mow the lawn, trim the shrubs, and cut the trees. Unsightly curb appeal can easily lower the perceived value of your home. A \$400-\$500 investment in landscaping can yield four times that!

CLICK HERE TO GET AN ESTIMATE OF YOUR HOME'S VALUE



## TIP #4 DEFINE THE SPACE

#### **REMOVE ALL QUESTION MARKS**

Undefined spaces create doubt in the mind of a buyer. And doubt can kill a sale before it even starts. Instead, make sure that all spaces are clearly defined. Remove the treadmill from the living room, convert the office back into a bedroom, and hide the toys that have been playing in the dining room.



### TIP #5 CLEAN THE BATHROOMS

#### **BATHROOMS CAN BE DEAL BREAKERS**

It may not be economical to do a full bathroom renovation. However, it is possible to spend a few hundred dollars on a bathroom refresh. Replace frosted glass with clear glass, clean the grout, remove rust stains, apply fresh caulk, update doorknobs, replace faucets, and install a low-flush toilet.



## TIP #6 SPRUCE UP THE FLOORS

#### THE FIRST THING A BUYER WILL NOTICE

Broken tiles and squeaky floor boards can be fixed easily and make a huge difference in a buyer's impression. Remove wall to wall carpeting and vinyl flooring. Instead, opt for hardwood or tile, if the budget allows.



# TIP #7 HIRE A HANDYMAN

### **BASIC MAINTENANCE GOES FAR**

Repair leaks, replace rusty rain gutters, inspect the furnace, caulk the corners, replace the drawer pulls, and weed the flower beds. These kinds of repairs go a long way toward value.

