

TALLAHASSEE AREA HOME SELLERS CHECKLIST

10 TIPS TO GET TOP DOLLAR

**BONUS TIP
INCLUDED!**



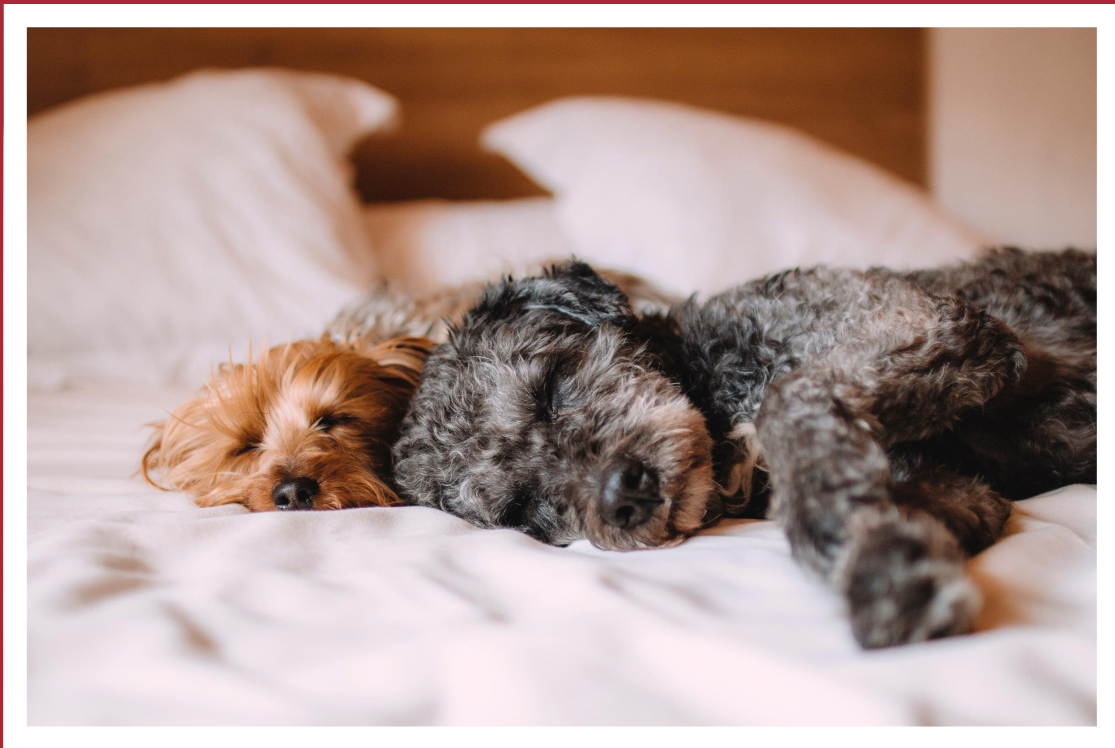
1. CLEAR THE *clutter*

When a buyer walks through your home, they have to “see and feel” themselves moving into the house. If the house is cluttered and messy, nobody is going to see themselves enjoying the home. If a buyer can’t see or feel themselves moving in, they aren’t buying.



2. GET RID OF EVIDENCE OF *Pets*

Smells, fur, scratch marks on furniture or carpeting ... all a potential repellant of a good buyer. Not because they don't love pets, but because your home must feel pleasant and "move-in ready". You don't know what kind of allergies, scent sensitivity, or otherwise a good buyer might have. Not a hard fix.



3. GET RID OF EVIDENCE OF *Kids*

We're not saying to change their bedrooms and send them away to the grandparents (though that might be a nice break). What you want to get rid of is anything that looks like a tornado just came through with toys, games, shoes, blankets, dolls, and so forth. The only rooms that kids should be obvious in are their bedrooms. The rest of the house needs to present itself in a tidy fashion.



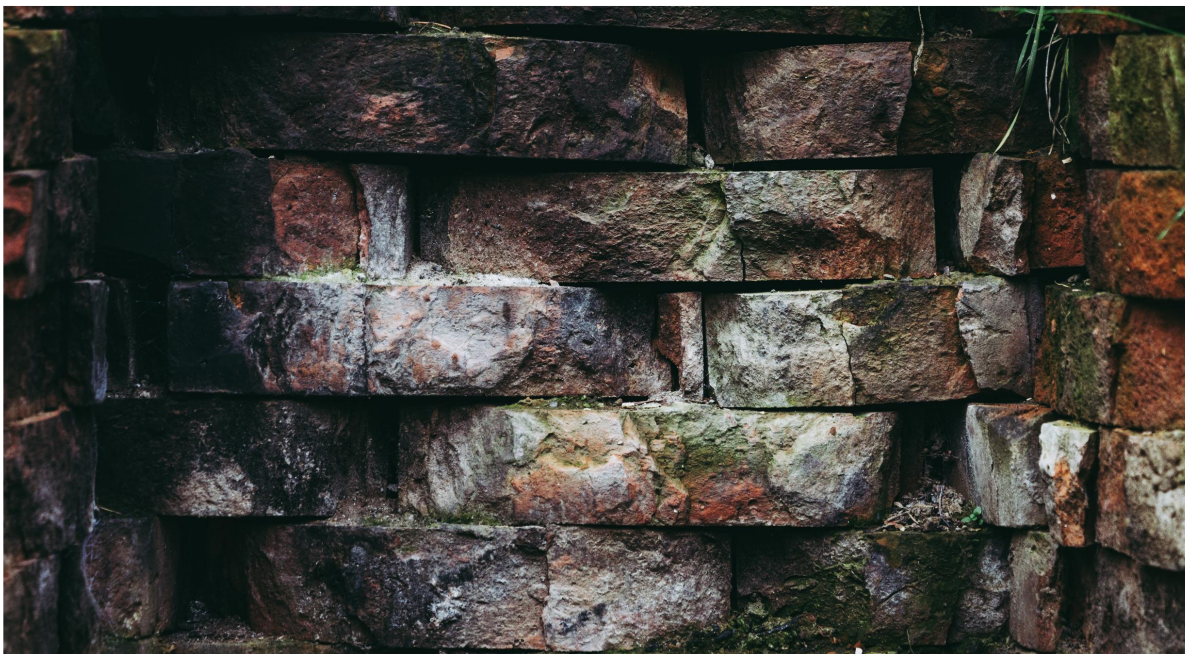
4. CLEAN UP THE FRONT YARD & *Porches*

When a buyer pulls up, the first thing they look at is curb appeal. I can't tell you how many times I've driven up to a house with my buyers, they look at the curb appeal and quickly ask me to drive away. Game over for the seller. This doesn't take much effort and can pay big dividends.



5. GET RID OF SUNKEN *Pavers*

Or anything else that you've been procrastinating on that is obvious, wouldn't take more than a Saturday afternoon to fix, and would improve the presentability of your house. It's a competitive market, and buyers shop on comparison. So be competitive. Fix those nagging things.



6. PAINT ROOMS THAT *Need It*

Pretty simple here... walk into a room, look at the walls, and if they aren't neat then paint them. It's amazing what a simple coat of paint can do for the perception of a room and your overall house.



7. REPLACE SOME *Fixtures*

This is a real pro tip here... upgrading your lighting fixtures to be a little higher quality (with high quality light bulbs) will make your home way brighter and make it feel “higher quality”. Especially when competing against other homes on the market, this is a detail very few homeowners know about that pays big dividends. It doesn't have to cost much, yet makes an immediate impact on buyers.



8. CHANGE THE *Faucets*

Just like #7, this is another real pro tip. Doesn't cost much and doesn't take a lot of time but boy can it make a big difference. Invest in modern, nice faucets or spouts to make the entire house stand out and feel “higher quality”.



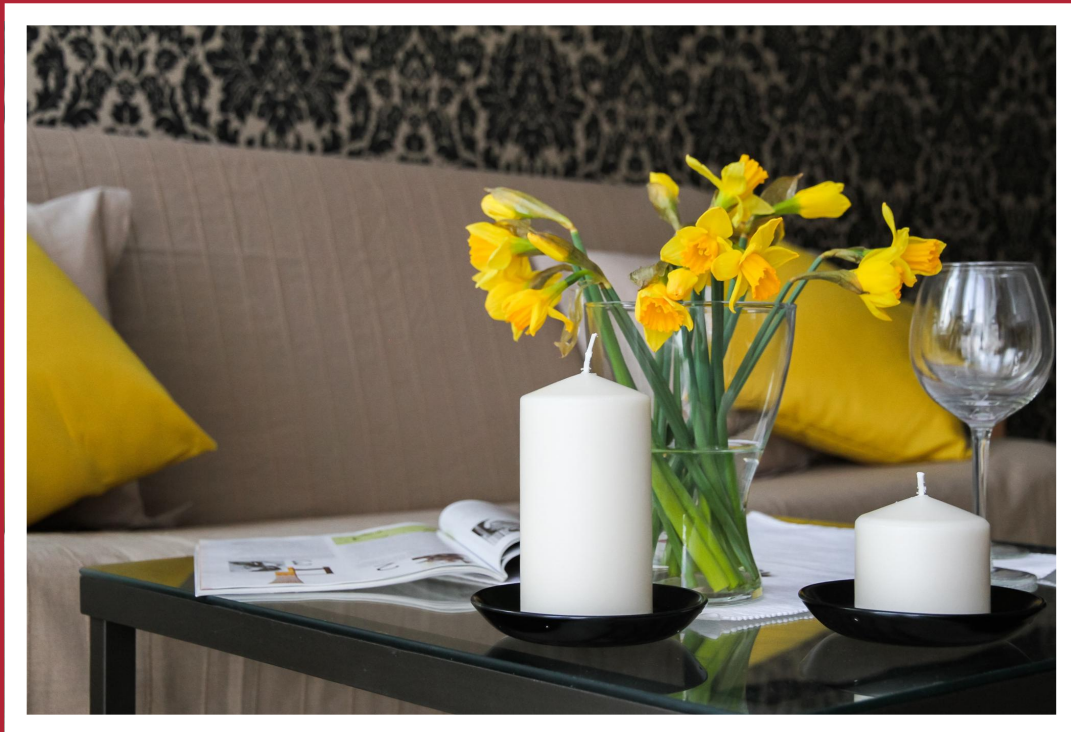
9. Provide Flowers & Greenery

This simple tip goes a long way towards making your house feel warm, inviting, and “move-in ready”. Putting in fresh flowers once per week in 1-2 rooms is plenty. Putting a few green plants throughout the house can really go a long way to making it feel like a buyers’ next home.



10. Provide *Aromatherapy*

Simplest solution? A few candles around the house. Nothing to sweet smelling. Go for nature smells like lavender. Pro tip: get soy candles, they burn way longer. So you'll get more bang for your buck. Our sense of smell is one of our strongest senses - if your home smells pleasant, that pleasant feeling will be linked to your house.



11. Special Bonus

Watch Our Free Advice For Home Sellers Video:

Watch our free home seller video to learn the BIGGEST factors that will make all the difference in how quickly you attract qualified buyers and how much you sell for.

Click [Here](#) to Watch.

I hope you find these tips in this checklist helpful. With just a little bit of work and little money (if any), your home will be looking great and you will be ready to get the most money possible from the sale of your home. If you have any questions or need referrals to any contractors or vendors, please don't hesitate to reach out. I'm here to help however I possibly can!



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