



CHRIS HENDRICKS

28 *Simple Tips*

**TO SELL YOUR HOME QUICKLY
FOR THE BEST PRICE!**



Selling a home can be stressful, especially when you're working with tight deadlines. Whether it's due to a job relocation, financial challenges, or personal circumstances, sometimes a quick sale is necessary. Fortunately, there are several strategies you can implement to boost your home's appeal, shorten its time on the market, and attract competitive offers.

Use these 28 Tips to help you sell your house quickly, for the most money, and with the minimum amount of hassle.

1. **Imagine you are a buyer.** What would a buyer like most about the home you are looking to sell? Thinking from a buyer's point of view can help you figure out your marketing strategy for your home.

2. Evaluate the market and determine an appropriate price for your property. Review recently sold comparable properties in your area to ensure your pricing is competitive.



3. Clear out all the accumulated items from every corner of your home. Consider storing, selling, donating, or discarding unnecessary belongings. From our experience, **reducing clutter by 25% can make your home feel more spacious and inviting.**

4. Potential buyers need to envision themselves living in your home. Since many people find this difficult, make it easy for them by **clearing out personal items** to showcase the full potential of your beautiful living spaces.

5. When staging your property **make it look like a hotel.** A hotel might feel a bit generic, but it is pleasing and comfortable to everyone.

6. Find out how soon any potential buyer is looking to close. **Knowing their timeline** can be helpful during negotiations.

7. **Consider swapping out any bulky furniture** that makes the room appear smaller.

8. **Maximize the lighting in your home.** After location, good lighting is one of the most desired features among buyers. Remove heavy drapes, clean the windows, update lampshades, and increase the wattage of your bulbs. Creating a bright and cheerful atmosphere can significantly boost your home's resale value.

9. **Keep the grass trimmed:** Overgrown lawns can make a garden look untidy and uninviting. A quick mow will give your yard a neat appearance, making it more attractive to potential buyers.

10. **Trash and recycling bins can be unsightly** and make the exterior of your home look cluttered. If possible, relocate them to a less visible spot, such as an alleyway or garage, to create a cleaner appearance.

11. **Ensure the property is clean and organized** before each viewing. Prospective buyers won't appreciate stepping over toys or seeing dirty dishes from the previous night. A clean and tidy home creates a more favorable impression.

12. **Dress the beds with neutral bedding** and add some cushions for a cozy and inviting look. Neutral tones help create a clean, universally appealing space for potential buyers.
13. Unpleasant odors like wet dog, stale cigarettes, or lingering cooking smells can turn buyers off. To create a more inviting atmosphere, **brew coffee or bake bread in the kitchen for a warm, homey scent.** In other rooms, use scented candles or essential oils—but keep it subtle – too much scent can turn people off as well.
14. **Bright colors can be off-putting for potential buyers**, and some shades may even make a room feel smaller. Opt for neutral tones instead, which create a more spacious and appealing atmosphere. If you want to add some personality or color, use accessories like cushions or flowers.
15. **Share your property listing with all your Facebook friends and your followers on Twitter, Pinterest, and Instagram.** You never know—one of them might be in the market for a home just like yours!
16. **Removing or Restoring old wooden doors and floors can breathe new life into them** and give your home a unique, charming appearance. Though it may take some time, the effort is well worth it for the added character and appeal.
17. Walls, doors, and skirting boards naturally experience wear and tear from daily use. Touching up or repainting these areas can have a surprisingly positive impact on a room's appearance. Remember to check the ceilings as well, and give them a fresh coat if needed for a polished, refreshed look.
18. **If your carpets are worn or carry pet or cigarette odors, replacing them can immediately enhance the overall appearance and freshness of your property**, making it more appealing to potential buyers.
19. **Most people select their real estate agent based on the fees they charge, but it's important to also consider their marketing efforts.** Take the time to review how they promote properties—do they list on major online property portals? Do they have a list of potential buyers to send new listings to? This can make a significant difference in the visibility and speed of your sale.
20. Your neighbors might know someone interested in buying a home in the area, so **be sure to inform them when you list your property for sale.** They could help spread the word to potential buyers.



21. Whether you choose to sell your home through a real estate agent or on your own, **make sure to prominently display a "for sale" sign outside the property to catch the attention of passing traffic and pedestrians.** If your property has side or back areas visible to the public, consider placing additional signs there as well to maximize visibility.

22. **A video tour of your property is a great way to attract potential buyers,** offering them a clearer understanding of the layout and available space. Many real estate agents now provide this service, and you can also share the video on social media, encouraging your friends and family to share it as well.

23. **Be transparent about every aspect of your property.** Never intentionally hide any defects in your home. Failure to disclose issues can lead to legal consequences, and disclosing problems late in the sales process can cause unnecessary complications and delays. Honesty is key to a smooth transaction.

24. **Ensure all your property deeds and related paperwork are in order.** Having the necessary documents ready will help streamline the sale process and avoid any delays.

25. **Select the right real estate agent for your needs.** Approach the process as you would when hiring a new employee—evaluate their experience, skills, and track record to ensure they're the best fit to represent your property.

26. **Stay calm and objective during negotiations.** Avoid taking things personally and maintain a business-like, professional demeanor throughout the process to facilitate a smooth transaction.

27. **Avoid moving out before your home is sold.** An empty house can feel neglected and make it more difficult for buyers to visualize themselves living there comfortably. Keeping it furnished adds warmth and appeal.

28. **Keep in mind that the most efficient way to sell your home is by hiring a skilled real estate agent.** Their expertise and resources can significantly streamline the process and help you sell your home quickly and for more money, and with a lot less stress.





If you are thinking of selling your home in the next year, we would be happy to provide you with a completely free, no obligation, market value appraisal of what your property can sell for in today's market. If that interests you, simply **text APPRAISAL to 613-614-3376** and a member of our team will reach out to you to book an appointment at your convenience.

**Helping you to sell your home faster, easier
and for more money so you can live the life
you want after selling!**



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