

Congratulations on the decision to sell your home! There are several things you need to consider to get the top dollar for it. Starting from a year out, here are some items you'll need to check over for needed repairs and updates, and some additional tips to make your home shine!

One year until listing date:

- Take care of any major repairs – roof, HVAC are two important ones
- Look at upgrades – buyers look for granite countertops, and new appliances
- Trim trees
- Begin lawn treatments
- Begin purging large non-essentials – clear out sheds, garage and attic

6 months until listing date:

- Examine sidewalks and driveway
- Clean and purge attic
- Clean and purge garage
- Freshen up paint in garage
- Hire contractors for any needed repairs
- Finish any projects that have not been completed

3 months until listing date:

- Check landscaping – does it need trimmed or removed?
- Put on a fresh coat of paint in neutral colors to rooms that need it
- Check details – look for loose boards, squeaky doors or hinges, wall dents, loose shingles

1 month until listing date:

- Pressure wash – siding, sidewalks, porches, decks
- Do you need staging? Now is the time to plan
- Tidy gardens/landscaping – plant flowers or shrubs or container flowers to add curb appeal
- Remove excessive or bold art and large family photos – fill holes and touch up paint

1 week until listing date:

- Deep clean carpets
- Add a few small houseplants
- Check for smell
- Plan for pet placement during open houses/showings
- Wash windows
- Make sure all light bulbs work
- Clean / purge refrigerator
- Disinfect dishwasher
- Clean oven
- Declutter more
- Clear countertops of non-essentials
- Remove the majority of personal decor
- Hide valuables
- Clean, clean, clean!

**Questions? Call us -
we'd be glad to help!!**

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