



hgt
homegirls team
EXPERIENCE THE DIFFERENCE

PREPARE TO SELL

During the next 30 days we will walk you through preparing your home to sell, step by step. Simply follow along each day and you will be ready to list your home very soon.

Let us know if you have any questions.



DAY 1

DECLUTTER FURNITURE AND PERSONAL ITEMS

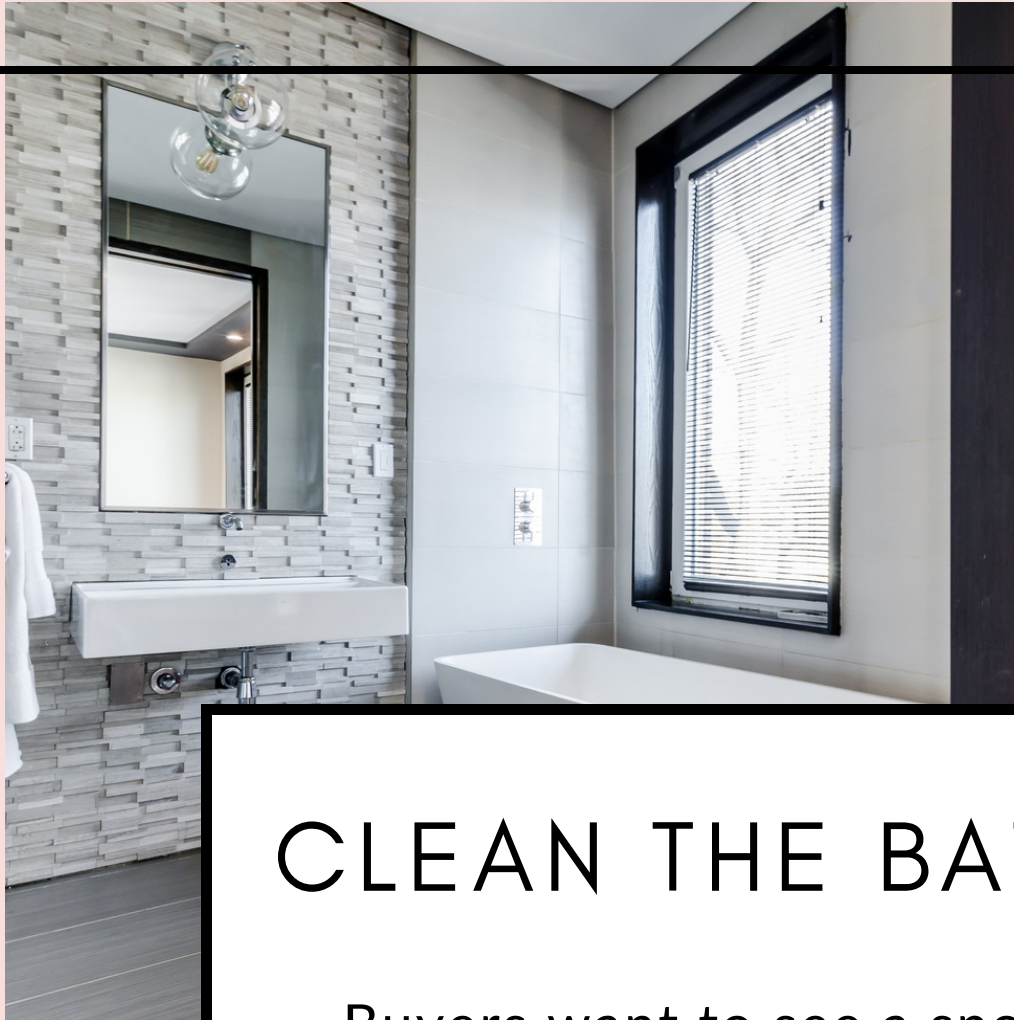
Potential buyers need to picture themselves living in your home. Remove unnecessary furniture and personal items. Depersonalize as much as possible by removing family photos, religious items, mail, medications, etc.



DAY 2

CLEAN AND ORGANIZE THE KITCHEN

Buyers are attracted to a super clean kitchen. Start by deep cleaning the oven, fridge, freezer and dishwasher. Clear the countertop of appliances and wipe down all surfaces. Take all items out of the cabinets, wipe down and replace with only what you absolutely need. Make it look spacious.



DAY 3

CLEAN THE BATHROOMS

Buyers want to see a spotless bathroom. Start by removing all personal items and toiletries. Create the feeling of a luxurious bath by adding new white towels, pretty washcloths tied with a ribbon and replace any dingy mats and curtains. Top it off with a candle and faux plant.



DAY 4

GET YOUR PAPERWORK READY NOW

You are going to be asked for information about cost of utilities, taxes, renovations, rental items, etc. Go ahead and get all this information ready to go ahead of time so you're not frantically searching when it's time to list.



DAY 5

MAKE AN EXTRA SET OF KEYS

You don't want to have to open up a lockbox every time you want to come in and out of the house. Get the extra set of keys made now.



DAY 6

REPAINT THE WALLS NEUTRAL COLORS

Repaint all walls in neutral colors like grey, tan and white. This way the potential buyers can focus on the space instead of your awesome red walls.



DAY 7

ORGANIZE YOUR CLOSETS

Storage space is extremely important to buyers. Show them that there's tons of space by clearing out and organizing with boxes or baskets.



DAY 8

GET RID OF BULKY FURNITURE

Furniture should fit the scale of the room. Get rid of any large or over-sized items that make your space look small. Creating a feeling of space is the goal.



DAY 9

LOCATE MANUALS, WARRANTIES AND RECEIPTS

It may have been a while since you've seen these, but now is the time to locate all the manuals for appliances (hot water heater, stove, etc.) Also, find any receipts and warranties for home repairs that will transfer to the new owner.



DAY 10

CHECK ALL LIGHT BULBS AND FIXTURES

You want your home to look it's absolute best when being presented to potential buyers. Make sure that all light bulbs have been replaced and all fixtures are looking clean, fresh and up to date.



DAY 11

SIMPLIFY YOUR DECOR

You may love certain decor elements, but the idea now is to keep it extremely clean and simple. Clear out any art or other decor that might turn others off that have different tastes than yours.



DAY 12

MAKE ARRANGEMENTS FOR PETS

I know you love your fur babies, but you should make special arrangements for them. Buyers don't want to have a dog jumping on them or cat rubbing against their leg while walking through the house.



DAY 13

TIDY UP PLAY AREAS

You may have children, but you want to keep any play areas tidy when buyers are coming to visit. I know this isn't easy, but adding a few bins or baskets can help to organize when you need to leave for a showing.



DAY 14

MAKE YOUR HOME SMELL GOOD

Who can resist the smell of freshly baked cookies? Consider having a plate of cookies sitting out or at least a lightly scented candle.



DAY 15

CLEANING UP AFTER YOUR PET

Make sure there are no visible signs of the pet other than maybe a bed or crate. You want to clean all surfaces of hair, hide litter boxes and febreze any furniture or rugs that might be holding on to pet smells.



DAY 16

SPRUCE UP THE FRONT YARD

This area can not be stressed enough. The very first impression a buyer will get when they pull up in your drive is your front yard. Keep your lawn nicely manicured, mulch add some pops of color with flowers.



DAY 17

FOCUS ON THE FRONT ENTRANCE

Make your front entryway inviting. Apply a fresh coat of paint to the front door. Clean up the front foyer and closets. Store things out of sight that you don't need so it looks spacious and inviting.



DAY 18

START PACKING NOW

Since you're going to be clearing out your space to make it more open and inviting anyway, you might as well start packing things up for the move. Buy some boxes, tape and stuffing paper to make your job easier.



DAY 19

MAKE NECESSARY REPAIRS

Make sure to fix leaky faucets, nail holes, stained ceilings, missing tiles, etc. You can DIY it or hire a handyman, but it's definitely worth the small investment to get these things taken care of.



DAY 20

STAGE BEDROOMS

Decide what is necessary and store the rest. Invest in a nice neutral colored bedding set with lots of pillows. You want this space to feel warm and inviting. The less clutter the better for the buyer to imagine themselves relaxing in this space.



DAY 21

FRESHEN THE LIVING ROOM

Group furniture together so the buyer can imagine enjoying time here with friends and family. Have furniture and rugs professionally cleaned if needed and add only simple decor and put away all pet and children's toys.



DAY 22

MAKE THE DINING ROOM INVITING

Take a moment to clean any clutter that has accumulated on the dining room table. Consider having it set with dishes to really give it the feel that you could sit down for a nice family dinner.



DAY 23

GIVE THE EXTERIOR SOME ATTENTION

Take a long weekend do some exterior cleaning. Clean and make repairs to the gutters. Powerwash the siding, driveway and sidewalk.



DAY 24

ORGANIZE THE BASEMENT

If your basement has become a place to store things that don't have a place, this is the time to decide...keep or toss. Make piles of items to donate or throw away and organize or store everything else.



DAY 25

CLEAN ALL THE WINDOWS

Clean all windows and blinds yourself or have them professionally done, but this is an absolute must. You don't want the buyer distracted by dirty windows when looking in or out.



DAY 26

FOCUS ON THE BACKYARD

Do what you can based on the time of year you are selling. Consider sprucing up the patio, powerwashing or staining the deck, and of course keeping the grass trimmed. If it's winter just make sure things are tidy.



DAY 27

CLEAN ALL THE CARPETS

If you have carpet that is just a bit dirty, get it professionally cleaned or do it yourself. If it's beyond that point, consider replacing with a neutral color.



DAY 28

TEND TO THE HARDWOOD

If you have hardwood floors, go over any scuffs with a stain pen. Make sure all loose boards are screwed down properly to avoid squeaks. Thoroughly clean and mop every corner.



DAY 29

BRING NATURE INDOORS

Adding a couple potted plants or a bouquet of flowers can make all the difference. Fill any empty spaces with a plant. It adds life and signs that the home is well taken care of.



hgt
homegirls team
EXPERIENCE THE DIFFERENCE

PHOTOGRAPHY

Now that you've done the hard work, take a break and let our team of skilled, professional photographers capture your home to get it ready for sale.

DAY 30