

Before Selling your Home

If you're hoping to sell your home soon—ideally for top dollar—you'll first want to take a step back and assess what you're selling. Is your humble abode in the best shape to impress buyers?

Odds are your home has sustained some wear and tear over the years. You might be used to that creaky floorboard or sticky door, but buyers who are seeing your home for the first time might not like these flaws so much... and may have plenty of other options on where to live.

If you want your property to stand out from the competition, you might want to prepare, and make a few adjustments, so it comes off in the best light. Selling a home, after all, entails a whole lot more than just planting a "For Sale" sign on your front lawn or uploading a few random photos of your place—*especially* if you're angling for the most cash. (And, honestly, who isn't?) That's why we put together the ultimate checklist for selling a house. Here's how to make sure your house is ready to sell, plus some things to fix and upgrade now that will pay off when you get an offer.

1. Find a great real estate agent.
2. Consider your curb appeal.
3. Declutter living areas.
4. Depersonalize your space.
5. Fix and replace any loose handles, cabinets, doors, light bulbs, smoke detectors etc.
6. Conduct a smell test...last night's fish and Fifi's pan or Fido's accident are not the lingering odors that Buyers wish to smell when looking around their "future" home.
7. Clean, clean and then clean some more.
8. Don't leave anything of value lying around the home. From jewelry to expensive artwork or knick knacks of sentimental value, consider either moving them off site or keeping them out of site.
9. Optionally – Depending on the color palette in the home, consider repainting walls to a neutral color.