

This Free E-Book is brought to you by Natural-Aging.com.

100% Effective Natural Hormone Treatment
Menopause, Andropause And Other Hormone Imbalances
Impair Healthy Healing In People Over The Age Of 30!

How to Really Declutter Your Home for Buyers

By Bob Lippy

Your real estate agent has come to your house to assess what needs to be done to sell it the quickest. The word, "declutter," continues to come up. You assure your agent that you are a very neat person and that everything will be clean when the potential buyers come to view it. Many sellers encounter the same situation each day. What agents wish their clients would understand is that decluttering is more than just keeping the baseboards dust-free and the countertops wiped down. Try some of the following tips and wow your real estate agent, and especially, your buyers.

With pen, paper and clipboard in hand, tour the outside of your home, then the inside. As much as possible, pretend that you don't own the house and even that you've never seen the place. You will quickly see what your real estate agent meant by decluttering when you use this new perspective. Write down anything which is the least bit offensive to the eye, including unruly hoses, toys in the front yard, a busy mantle above the fireplace and newspapers stacked up in the laundry room. The list will seem longer the more times you go through the process. However, the more you notice, the more prepared your home will be for eagle-eyed buyers.

The biggest stumbling block for sellers preparing their home for the market is their lingering attachment to their house. From repainting a room neutral, to taking family photos off the wall, sellers must accept that their time in that particular house is coming to an end. To counteract this mental block, take your most personal items out of rooms first. Get plenty of clear plastic tubs, or boxes to store your items. Treat the decluttering process as if you are preparing a model home for viewing. In order to sell your home, you have to give the buyers room to imagine their personal belongings. Little forward-thinking daydreams about decorating your new abode should also counteract those strong attachments.

A good round of decluttering will often leave you with a pile of boxes and bins to contend with. Although stacking them up in a closet seems like a nice, out-of-the-way option, this may not be the best choice. Consider that closet space is often one of the key selling points for a home. Closets should look as impeccable as possible. This will aid greatly in creating a spacious feeling. If the closets are crowded and messy, the buyer may think that your home is just not big enough, even if it has the square footage they want.

Your garage is the most acceptable place for storage in the mind of the buyers. Of course, not

How to Really Declutter Your Home for Buyers

everyone has this luxury. If you can convince a family member, friend, or even a neighbor to let you store those boxes and crates, then take advantage of the opportunity. However, if you really need or want your storage items in the house, then try to stack them up in the least conspicuous place you can find. A playroom or basement can usually stand to have a few of these bins stashed in the corner. Better yet, think about renting a temporary storage facility to house these things.

Despite all your efforts, be prepared to hear your Tampa Bay Florida real estate agent tell you that you still have too many belongings cluttering the house. If this happens, just remember that they're on your side and that they're the expert. Also, remember that a well-decluttered house is your quickest ticket to a "Sold!" sign.

Bob Lippy is a licensed broker associate with Remax Realtec in Palm Harbor, Florida. He has many

years of experience in selling

Tampa Bay Florida Real Estate

and has helped many families relocate

to Florida and find their dream homes. Visit his website at

<http://www.lippyrealestate.com>

or contact

him direct at 1-888-423-5775. e-mail address is info@lippyrealestate.com

Home Staging: Take Care Of The Essentials First

By Jeanette Joy Fisher

You want your home or investment houses to sell for the highest possible price, and in the shortest amount of time. Here are a few good tips for making sure that happens, before you employ home staging strategies.

First, make sure that your home's curb appeal is at least as good, and preferably better than the other homes that are for sale in your area. Buyers often drive around in the neighborhoods they're interested in, and if they see a home that looks great from the street, they'll generally follow up with a phone call or visit. Make sure your home is one of those that catches home buyers's eyes from the street.

If your home needs paint, carpet, a new roof, or any other relatively major repairs, do them **BEFORE** any buyers visit your house. Just telling people you intend to repair or replace something does no real good. They only see the old situation. Home buyers don't visualize the new one, nor should they have to. Do the work before anyone comes to see your home.

How to Really Declutter Your Home for Buyers

Stage the Set, Not the Home

Home staging doesn't mean bringing in a truck full of furnishings. Your goal is to make a setting that inspires the buyer's imagination. Home buyers who visualize their own furniture in the home are one step away from signing the contract. You can achieve this by making your home "feel like home" with a few well-chosen accessories in major areas like the entry, living room, and kitchen.

Prepare Your Paperwork

Make sure you have all the information about your home that a potential buyer might want. That's where a nicely printed, attractive flyer can prove invaluable. It covers all the pertinent information about the home itself and the financial details. Buyers can take the flyer home and use it to make their decision, even when you're not around to answer their questions in person.

Remember, buyers, especially first-timers, often need some help when it comes to buying homes. Provide them with all the help they need to make the purchase. Seek help from a mortgage broker with making a financial flyer that gives the buyers details like suggested down payment and monthly payments.

Taking care of these details well before any buyer visits your home can sell your home more quickly and for a higher price.

Copyright © 2006 Jeanette J. Fisher

Jeanette Fisher, interior design instructor, invites you to join our Free Home Sellers Teleseminar:

<http://sellfast.info>

Home Staging Info:

<http://homestaging.us>



This Free E-Book has been brought to you by Natural-Aging.com.

[100% Effective Natural Hormone Treatment](#)
Menopause, Andropause And Other Hormone Imbalances
Impair Healthy Healing In People Over The Age Of 30!