



NICK TETREAULT Realty & Appraisal, LLC
34 Monroe Avenue, Waterbury, CT 06705
(203) 574-7753

Helpful Home Selling Hints

We are pleased to help in the marketing of your home. The following suggestions may expedite a successful sale for you.

1. First impressions are crucial! Mow the lawn. Trim the hedges. Weed a garden and/or rake the leaves and shovel snow. Replace any burned out light bulbs outside and polish up brass door knobs and/or light fixtures.
2. Try to replace any missing tiles in the bathroom or any broken windows, railings and/or leaking pipes.
3. If paint is totally worn out, a room should be repainted, or if there are badly damaged water spots from a roof repair, paint is needed.
4. If carpeting is totally worn out, consideration should be made for replacement if possible; otherwise the marketing price should be adjusted.
5. Clean out the garage and the basement! Getting rid of all junk makes the house look much larger.
6. Straighten closets and storage spaces to create a larger overall look.
7. Clean all stains off of sinks, and check faucets for new washers.
8. Check all windows for sticking and broken glass. Replace sash chords and remove old drapes or broken window shades.
9. Clean the house from top to bottom! Nothing is more offensive to a buyer than clutter. Polish the windows, scrub the floors, vacuum dust and wash curtains.
10. Straighten up the house! Get rid of old newspapers and magazines. Put out the garbage. Make sure the litter box is emptied! Make sure the kitchen counters are as clear as possible.
11. Make sure all pets are confined to definite inconspicuous areas. Many buyers are afraid of or allergic to animals.
12. Make sure the house looks cheerful and bright! All the window shades should be up for showings. Leave some soft music on in the background. If nighttime, turn all the lights on. Have flowers on the table. Light a fire.
13. When showing a house, if possible, leave for a while. If not, you and the children should try to be in one room that is out of the way for the duration of the showing.
14. Try to be flexible in your schedule. Some buyers can only see the home at certain times. If you can't be home to show the home, make arrangements for a lockbox. It would be wise to have a lockbox on from the beginning.
15. Put yourself in the place of a prospective buyer. Look critically all around you home, both inside and out.