

30 DAYS TO SELLING YOUR HOME FOR TOP \$\$\$

<p>DAY 1 Change light bulbs and Update Light Fixtures</p> <p>Maximize the wattage in every bulb and make sure they match each other.</p>	<p>DAY 2 Prep the Paperwork</p> <p>Buyers and agents are going to ask a lot of questions, so start digging out the paperwork now: Utility bills, tax bills, renovation details, warranties, mortgage details, survey and rental contracts.</p>	<p>DAY 3 Get Boxes Ready</p> <p>Consider renting an off-site storage space.</p>	<p>DAY 4 Make an extra set of keys</p> <p>And a fob if you own a condo. Your agent will need them.</p>	<p>DAY 5 Tackle the bathrooms</p> <p>Remove all the toiletries on display, invest in some new white towels, shower curtain and a bath mat.</p>	<p>DAY 6 Spruce up the Kitchen</p> <p>Remove everything from the counters; clean inside the appliances; purge half of what's in your cupboards.</p>
<p>DAY 7 Next Up; Bedrooms</p> <p>Declutter and depersonalise; consider investing in a neutral duvet cover and fancy pillows; remove half of the clothes in your closet.</p>	<p>DAY 8 Tackle the Living room</p> <p>Buy some new throw pillows; consider a new area rug; hide the clutter and all the speaker/TV wires.</p>	<p>DAY 9 Make your Dining Room Back Into a Dining Room</p> <p>Clear the clutter and consider investing in some fresh flowers or candles.</p>	<p>DAY 10 Declutter, Organise and clean the Basement/ Garage</p> <p>Make use of off site storage and make the space look as big as possible.</p>	<p>DAY 11 Tackle What You Can't See: Closets and Storage Areas</p> <p>Potential buyers will look everywhere, so purge and store what's hiding in your closets.</p>	<p>DAY 12 Store, Donate and Toss</p> <p>You've likely got piles of stuff everywhere, so today's the day you find everything a new home.</p>
<p>DAY 13 The Entrance</p> <p>First impressions are everything, so work on creating the right one from the moment they walk in the door.</p>	<p>DAY 14 Depersonalize some more</p> <p>Walk through the house and remove anything personal: photos, souvenirs, your kid's artwork, diplomas etc.</p>	<p>DAY 15 Find a Real Estate Agent</p> <p>If you haven't already, today's the day. Allow time for them to prepare and schedule the marketing.</p>	<p>DAY 16 Painting and Touch Ups</p> <p>A fresh coat of paint is one of the cheapest ways to freshen up your home – Keep in neutral.</p>	<p>DAY 17 List The Little Things You've Been Avoiding Repairing</p> <p>Get it all done once and for all.</p>	<p>DAY 18 Get The Windows Cleaned</p> <p>Or do it yourself.</p>
<p>DAY 19 The Front Yard</p> <p>Stand in your street and take in your front yard. What do you see? Clean the scuff marks off the front door and touch up the chipped paint; invest in some seasonal plants; clean up your garden.</p>	<p>DAY 20 The Back Yard</p> <p>Clean up the garden; trim trees; stain the deck.</p>	<p>DAY 21 Get the Carpets Cleaned</p> <p>Or do it yourself.</p>	<p>DAY 22 Remember The Floors</p> <p>Buy a furniture pen to fix any scratches.</p>	<p>DAY 23 Walls and Doors</p> <p>Use a Magic Eraser to get rid of scuff marks and consider buying some colourful art for the walls.</p>	<p>DAY 24 The Final Clean</p> <p>Baseboards, light fixtures, inside appliances – EVERYWHERE!</p>
<p>DAY 25 Make Plans for the Pets</p> <p>Best to have them out of the house while it is for sale.</p>	<p>DAY 26 Make Plans for the Kid's Room and Their Stuff</p> <p>Hide the toys, changing tables and anything else.</p>	<p>DAY 27 Make the House Smell Good</p> <p>Consider some lightly scented candles – avoid heavy scents and air fresheners.</p>	<p>DAY 28 Get a Pre-Listing Home Inspection</p> <p>It's not fun to find out what's wrong with your house at the negotiating table. Get the information you need before you list your home. You can either fix the problems before listing or factor it into your asking price and expectations.</p>	<p>DAY 29 Photography</p> <p>When the house is decluttered, cleaned and ready for prime time, it's time for the photographer.</p>	<p>DAY 30 The Final Once Over</p> <p>You've worked hard and now it's time to step back and admire your work. How does it look? Do you see anything that might distract or turn off a buyer? Now don't touch anything...back away slowly... et voila!</p>