

Need to Sell Quickly? Here's What to Do

There are many reasons why you might suddenly need to sell your home. It could be an unexpected work relocation, a change in family circumstances, or simply a desire to move.

Whatever the reason, selling quickly requires some fast action on your part. But that doesn't mean you need to get into panic mode. You can list and sell your property, quickly while still enjoying the process!

The first thing you need to do is figure out how to make your home show its best. In addition to cleaning and decluttering, that might include getting any needed repairs done, sprucing up the place by painting and perhaps even doing some minor improvements.

How much you need to "stage" your property depends on many factors, including what conditions are like in the local real estate market. For example, you may not need to make each room look like a page from a decorating magazine if you're in a seller's market.

So, before you start any work, talk to me about what needs to be done to make your home ready to be seen by buyers.

The next thing you'll need to consider is the list price. Your list price is especially important if you want to sell soon. No, you don't need to low-ball your listing to attract interested buyers — in fact,



doing that might actually have the opposite effect. But you do need to price your property competitively.

In addition, it's smart to line up the resources you'll need, especially if you're also buying a new home. For example: get recommendations for a real estate lawyer, contractor, mortgage advisor, cleaning service, pet daycare, etc.

I'm well-connected in the local home industry, so I can recommend you to reputable professionals I know and trust.

A final tip: If you want to sell quickly, you need to start the process now. Give me a call to get the ball rolling.

Home Energy Saving Tips that Won't Leave You Shivering or Sweating

If you want to reduce your home energy costs, the easiest way is to turn the thermostat up or down. In fact, you probably won't notice a difference of 2 degrees either way — and the savings can be substantial.

However, if you want to lower your bill even further each month, here are some additional tips that are relatively easy to implement.

- Plug or fix the drafts. Even in newer homes, air filtration can occur at windows and doors. So, check around your home for drafts. Windy or cold days are the best days to check. Then, get any drafts you find repaired or, at least, temporarily plugged.
- Check the attic. Heat rises and can escape through the attic. So, once a year, check the attic insulation for thin or bare spots. The insulation should be even across the space.
- Get smart with your thermostat. Most thermostats these days are programmable. Program yours to reduce the heat at night and when you're away in the winter. In the summer, be easy on the A/C during the day and save the cooling for nighttime.
- Unused rooms? Close the vents to reduce heat or A/C. You might be surprised by how much that will lower your energy bill. (Think about rooms, such as a rec room, that you only use on weekends.)
- Harness the sun. It's free energy! Whenever possible, keep curtains open during cooler seasons to take advantage of this heat source, even on cloudy days. Do the opposite during hot summer days.

Try some of these ideas over the next couple of months. Then, look at the impact they've had on your energy costs.

Think, Act... Live!

"A wise man will make more opportunities than he'll find." [Francis Bacon](#)

"I realized the secret to life is finishing. And not just finishing, but finishing strong." [Eric Thomas](#)

"Genius is simply the ability to hold one's vision steady until it becomes a reality." [Benjamin Franklin](#)