

Easy Ways to Keep your Home “Show Ready” when Selling

After your home has been cleaned from top to bottom, it's natural to want it to stay that way. Don't you wish you could just wave a magic wand and the place would clean itself? Unfortunately, even Harry Potter can't manage that!

However, when you're preparing your property for sale, you really do need to keep it clean and ready for showings. There are several ways you can make doing that a bit easier.

Try these tips:

- **The one-minute rule.** If a cleaning or tidying task takes you less than a minute, consider doing it right away. For example, keeping the foyer clear of clutter.
- **One room a day.** After you've cleaned and tidied your home, maintain it by focusing on just one room a day. That's manageable for most people.
- **Prioritize the floors.** If you can keep the floors clean, everything else will tend to fall into place. Consider a routine where you do a quick sweep or vacuum of the floors each evening.
- **Declutter as much as possible.** Clutter is the enemy of cleaning! When a room is free of clutter, it's easier to keep it clean, tidy and looking great.
- **Get extras.** Buy an extra mop or broom so other household members can help with the cleaning. Also, be sure to stock up on cleaning supplies so you don't run short just before a viewing appointment.



- **Hire a cleaning service.** Having a professional cleaning service come once a week—or twice a week when you're showing your property frequently—can take a lot off your shoulders. Think of it as an investment in selling your home.

Keeping your home looking “guest-ready” makes your home show better and gets more buyers interested. But, the task doesn't need to be daunting. Try these tips to make it easier!

Pulling Together the Records you Need when Selling

Imagine you're viewing a home for sale. You venture to the basement, check out the furnace room, and notice the water heater. Is it owned or rented? As a potential buyer, you'd want to know.

Now imagine a property you're viewing has a brand-new gas fireplace. Nice! Is it under warranty? Is that warranty transferrable to you if you buy the home? Again, you'd want to know.

So, when you're selling, it's important to pull together all the necessary records you will need in order to answer these types of

buyer questions. After all, if a particular warranty transfers to the new owner, that's a selling point.

Take the time to find receipts, warranty certificates, and other documents related to:

- Renovations (e.g. a bathroom makeover)
- Major repairs or replacements (e.g. new air conditioner)
- Service prepayments (e.g. lawn care)
- Purchases of major appliances and other items

Keep in mind that you may have purchased extended warranties or maintenance agreements at the time of purchase. Those may transfer to the new owner.

Also note that some guarantees or service agreements transfer automatically while others require the new owner to initiate that transfer.

These documents could potentially add a few more benefits to buying your home. So, it's worth the time it takes to dig them out!

Think, Act... Live!

“Sometimes success isn't about making the right decision, it's more about making some decision.” Robin Sharma

“If you start today to do the right thing, you are already a success even if it doesn't show yet.” John C. Maxwell