



# 5 Things to Do Before You Sell This Fall in Dayton

Fall Seller Checklist



# Hello!



At Luxe Omni, we believe real estate isn't just about transactions, it's about trust, clarity, and raising the standard. Whether you're buying your first home, preparing to sell, or simply exploring your options, our goal is to give you tools that make the process clearer, simpler, and more aligned with your goals.

This resource was created to give you a head start, the Luxe Way: integrity, professionalism, accountability, and client care at every step.



[www.luxeomni.com](http://www.luxeomni.com)



# Why Fall?



- Serious buyers are out (no “looky-loos”).
- Lower inventory means less competition.
- Homes feel warm + inviting in fall staging.

# 5 Things to Do Before You List

## **Boost Curb Appeal**

Clean up leaves, trim shrubs, add seasonal flowers (mums, pumpkins).

## **Stage for Cozy Vibes**

Use warm throws, light fall candles, set a dining table.

## **Light It Right**

Shorter days = darker rooms. Add brighter bulbs + open blinds.

## **Prep for Weather**

Service HVAC, clean gutters, check roof for winter readiness.

## **Price Smart**

Work with your agent to set a competitive price that attracts motivated buyers.

*White-glove client care means we don't just list homes, we prepare them for success.*

*Want a personalized fall prep plan for your home? Schedule a consult today.*

# Thank you!

This guide is just the beginning. Every client, every home, and every situation is unique. That's why we don't take a one-size-fits-all approach. When you're ready, our team is here to walk you through your next step with clarity and confidence.

✨ Ready to move forward?

Visit us at [www.luxeomni.com](http://www.luxeomni.com) or reach out directly to connect with a Luxe Omni agent today.

Because real estate isn't just what we do, it's who we are. That's The Luxe Way.



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