

A bright, modern bedroom with a vaulted ceiling, large windows, and a bed with white linens. The room features a neutral color palette with beige and white tones. A large window on the left side provides a view of a green landscape. The bed is positioned on the right, with a large abstract painting above it. The floor is made of light-colored wood, and a patterned rug is placed under the bed. The overall atmosphere is clean, bright, and inviting.

ULTIMATE GUIDE

Preparing to sell your home

Welcome

We can't wait to help you!

Ready to start looking at homes and hitting open houses? Save yourself some time by first identifying exactly what you need and want in a home using our checklist.

Buying a home is a huge accomplishment, but the housing market is competitive.

So how do you get ahead in a hot market? The key is preparation.

The sooner you prepare to buy a house, the easier it'll be to beat the competition.

Domicile Brokerage

817-380-9229

www.Domiciledfw.com

Trec#9014234



A little about us...

Domicile means **HOME**, but what does **HOME** mean? We recognize that a home is more than a financial asset. A home can have deep emotional meaning. They are walls that contain cherished memories built on a foundation of life's dreams. Home has a different meaning to everyone, but the one thing most definitions have in common is that a home isn't just a place. **HOME** is a feeling.

While most agents are in the business of selling houses, we are in the business of selling homes and our mission is to help bring everyone **HOME**.



BOBBIE MOODY

*Bobbie Moody- REALTOR
Broker-Owner
480-277-6231
Bobbie@domiciledfw.com
Trec# 695957*



KATIE CARILLO

*Katie Carillo
Marketing Director
817-380-9229
Info@domiciledfw.com
IG @kpccreates*

SO IT'S TIME TO SELL

Take the next 30 days to prepare your home for the market.



Don't just list it without any advance preparation. A few minor touch-ups can go a long way towards making a favorable impression on potential buyers — and perhaps cinching a deal.

Put your buyer's hat on and walk thru your home like it is the first time, make notes on what you, as a buyer, would notice and then repair or replace those items.

I have made a 30 day plan for you so you don't get overwhelmed and can take it one day at a time!

Please reach out with any questions, and know that I will be checking in throughout the 30 days.

RESULTS DRIVEN

2022-2023 HOME SALES

BOBBIE: 89

AVERAGE AGENT: 6

2022-2023 AVERAGE SALES PRICE

BOBBIE: \$401K

DFW AVERAGE: \$323K

2022-2023 AVERAGE DAYS ON MARKET

BOBBIE: 38

AVERAGE AGENT: 52

2022-2023 AVERAGE # OF OFFERS

BOBBIE: 3

AVERAGE AGENT: 1

2022-2023 LIST TO SALE PRICE %

BOBBIE: 98.7%

AVERAGE AGENT: 97%

READY...
SET...
GO...



DAY 1

Change Light Bulbs and Update Light Fixtures

It's easy to forget about all the bulbs that have burned out over the years, but you want your home to be as bright as possible. Lighting makes an incredible difference in how a home looks to potential Buyers. If you have dated light fixtures (it's OK, a lot of us do), take a quick trip to IKEA or Home Depot and pick up some modern ones.



DAY 2

Prepare the Paperwork

It's easy to forget about all the bulbs that have burned out over the years, but you want your home to be as bright as possible. Lighting makes an incredible difference in how a home looks to potential Buyers. If you have dated light fixtures (it's OK, a lot of us do), take a quick trip to IKEA or Home Depot and pick up some modern ones.

DAY 3

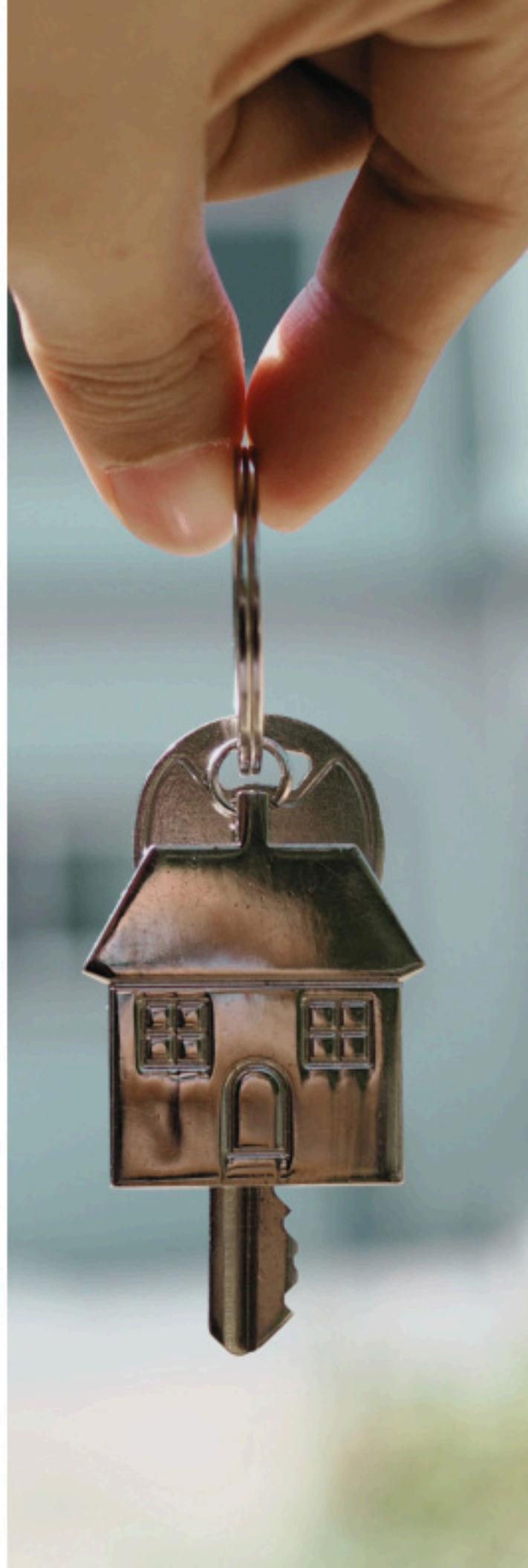
Make an Extra Set of Keys

Prospective Buyers and their agents will need to access your home, so you'll need an extra set of keys. It's worth the \$3 not to have to open the lockbox every time you want to come home.

DAY 4

Get Boxes and Duct Tape

A big part of the adventure you're about to embark on involves reducing clutter, and while Costco and the LCBO might be cheap options for boxes, it sure isn't convenient. An investment under \$100 will get you proper packing supplies and reduce your stress. Better yet, consider Frogbox – re-useable boxes that won't fall apart (bonus: they're good for the environment too). If you're going to be moving a lot of stuff out of your house for the sale, consider renting a POD storage locker – you fill up at your house, it gets carted away, stored and delivered to your new home when you move in!





DAY 5

Tackle The Bathrooms

Remove all the toiletries you have on display (nobody wants to know you use Head & Shoulders). Invest in some new white towels (and no, you don't get to use them). Visit Winners or Homesense for affordable accessories: soap dish, toothbrush holder, etc. If your toilet seat, shower curtain or bath mat are gross (be honest with yourself), replace them. Consider replacing the toilet paper holder and towel rack/hooks too.

DAY 6

Declutter the Kitchen

The kitchen is one of the rooms Buyers are most attracted to so if you're looking to skip a room, this shouldn't be it. Remove your blender/George Foreman Grill/Kitchen Aid mixer/toaster/bread machine from the counters – you want the counters to be as clear as possible. Clean inside all the cupboards (and yes, I mean remove everything and wipe them out). Don't cram all your dishes and food back in – again, you want to convey to Buyers that your kitchen has enough storage for the Buyer's stuff. Clean inside the fridge (and remove the magnets, photos and reminders). Turn on your self-cleaning oven (probably for the first time). Store your booze collection (and take out the empties). Consider investing in some fresh flowers and a beautiful bowl with some fresh fruit in it.

DAY 7

Next up: The Bedrooms

The bedrooms should be inviting, and that means more cleaning and decluttering and investing in a few props. If you don't already have one, invest in a neutral-coloured duvet cover and some new fancy pillows. Straighten the bookshelves. Remove personal photos, knick-knacks and personal grooming products. Clean out the closets. Consider getting an area rug if the floors are cold. If you've jammed in a dresser or armoire that doesn't really fit into the space consider storing it offsite.

DAY 8

Tackle The Living Room

Clean the sofa and chairs and invest in some new throw pillows. Consider getting an area rug to bring the room together. Hide the magazine rack and all the clutter that has accumulated. Hide the wires from your TV/stereo/speakers.

DAY 9

Make Your Dining Room Look Like a Place Someone Might Actually Want to Eat

Remove the kids' homework and the piles of stuff that have accumulated on the dining room table. Clean up the hutch. If your dining chairs have seen better days, consider getting them reupholstered. Invest in a new tablecloth to hide an old table.



DAY 10

De-clutter, Organize and Clean the Basement

Remove the kids' homework and the piles of stuff that have accumulated on the dining room table. Clean up the hutch. If your dining chairs have seen better days, consider getting them reupholstered. Invest in a new tablecloth to hide an old table.

DAY 11

Store vs. Donate vs. Throw Away

It's a pain (and expensive) to store all the stuff you don't really need.

DAY 12

Tackle the Closets and Storage Areas

Much as I'd love to say that you can cram all the stuff you don't want on display into your closets, Buyers will open your closets. They'll look in your cupboards. And they'll judge you. The last thing you want is for Buyers to think there isn't enough storage in your home, so take the time to pack away what you don't need in the immediate future.



DAY 15

Take a day off!





DAY 16

Paint Touch-ups and Re-painting

A fresh coat of paint is one of the cheapest ways to freshen up your home. Bold colours are bound to be a turn-off to some Buyers, so to appeal to the most people possible take the time to re-paint that red bedroom and blue bathroom. (Tip: light colours will help small rooms look bigger). Don't forget about baseboards and ceilings – they might need some paint too.



DAY 17

Repair What You've Been Avoiding

We all have that list of never-never repairs and fixes. Now's the time to get to it, including fixing the leaky faucet, the picture holes in the wall, etc. and get it done once and for all. If you aren't handy yourself, bring in a handyman to take care of it (we know some good ones, we can help).



DAY 18

Get the Windows Cleaned

I know, you probably don't even think about cleaning your windows, but rain, snow and construction can really make your windows dirty.

DAY 19

Focus on the Front Yard

Curb appeal matters and will significantly impact people's first impression of your house. Stand on your street and take in your front yard: what do you see? At a minimum, clean the scuff marks off the front door and touch-up the chipped paint or give it a fresh coat. And if your front door has seen better days, consider investing in a new one. If you have a front porch, make it look inviting (and not just a receptacle for more of your stuff). Invest in some seasonal plants. Clean up the garden. A lot of Buyers will see your home at night, so make sure that your outdoor lighting is showing off your home.

DAY 20

Pimp Your Backyard

What you can accomplish in the back yard will, of course, depend on what time of year you sell. If you're selling in the spring/summer: clean up the gardens, trim the trees, cut the grass, stain the deck and clean the patio furniture and BBQ. If it's winter: do your best to make it look presentable. If you have a garage: tidy it up and fix any peeling paint and the sagging roof.

DAY 21

Get the Carpets Cleaned

Unless your carpets are brand new, you'll want to have them steam cleaned (or do it yourself). You'll be amazed at what a difference it makes.

DAY 22

Don't Forget About the Floors

You'll need more than a Swiffer to get into all the corners and cracks. If your floors are scratched, there are some great products out there to make them look almost-brand-new.



DAY 23

Tackle the Walls and Doors

If your walls and doors are scuffed, buy some Magic Erasers and go to town. You'll wonder why you didn't do it sooner. If your art needs an update, now's the time to do it too.



DAY 24

The Final Clean

By now you're probably exhausted..sorry about that. While you can do this final step yourself, we always like to suggest to bring in professional cleaners who will make sure to clean all the spots you don't: the baseboards, inside the lights, the fridge, etc. Don't worry, this is on our dime, not yours.



DAY 25

Make Plans for the Kids and the Dog/Cat

No Buyer wants to look at all your kids' toys, finger painting works of art or dirty diapers, so put it all away and make a plan to keep it concealed. I love my dogs too, but prospective Buyers won't appreciate the barking/jumping. Make a plan to get your pets out of the house: Doggie daycare? Grandma and Grandpa? Multiple walks.

DAY 26

Staging Day!

If you're working with a professional Stager, this is usually the day they will come and stage the house. They'll move, re-arrange and add furniture and use accessories and colour to make your home look it's best. Pro staging has been proven to help homes sell faster and for more money

DAY 27

Make Your Home Smell Good

If you're a dog owner, wash any couches, beds and surfaces where the dogs sleep. You may not smell him anymore, but Buyers will. Tuck the litter box away (and clean it twice a day while your home is on the market). Use Febreze on EVERYTHING. Consider lighting some candles (but avoid strong air fresheners).

DAY 28

Get a Pre-listing Home Inspection

It's not fun to find out what's wrong with your house at the negotiating table, so arm yourself with the information before you list your home. You can either fix the problems before you list your home, or factor it into your asking price and expectations.

DAY 29

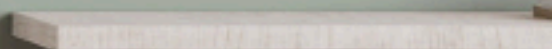
Photography

When your house is de-cluttered, cleaned and ready for prime time, it's time for the photographer to work his magic. This will happen a few days before you list your home for sale, and may include a virtual tour or video.



DAY 30

FINAL DAY





DAY 30

The Final Once-Over

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? Take one final walk through all the rooms and adjust as necessary. Now...Don't. Touch. Anything.



Thank you

*A message from our
broker...*

You are our most important client.

You are not dependent on us.

We are dependent on you.

You are not an interruption to our work.

You are the purpose for it.

You are not an outsider to our business.

You ARE our business.

We are not doing you a favor by serving you.

You are doing us a favor by giving us the opportunity to do it

Bobbie Moody