



### ***5 Ways to Speed Up Your Sale***

1. Price it right. Set a price at the lower end of your property's realistic price range.
2. Get your home market-ready for at least two weeks before begin showing it.
3. Be flexible about showings. It's often disruptive to have a house ready to show on the spur of the moment, but the more often someone can see your home, the sooner you'll find a seller.
4. Be ready for the offers. Decide in advance what price and terms you'll find acceptable.
5. Don't refuse to drop the price, If your home has been on the market for more than 30 days without an offer, be prepared to lower your asking price.

### ***10 Ways to Make Your Home Irresistible at an Open House***

1. Put fresh or silk flowers in principal rooms for touch of color.
2. Add a new shower curtain, fresh towels, and new guest soap to every bath.
3. Set out potpourri or fresh baked goods for a homey smell.
4. Set the table with pretty dishes and candles.
5. Buy a fresh doormat with a clever saying.
6. Take one or two pieces of furniture out of every room to create a sense of spaciousness.
7. Put away kitchen appliances and personal bathroom items to give the illusion of more counter space.
8. Lay a fire in the fireplace, Or put a basket of flowers there if it's not in use.
9. Depersonalize the rooms by putting away family photos, mementos and distinctive artwork.
10. Turn in the sprinklers for 30 minutes to make the lawn sparkle.