

HOW TO GET YOUR HOUSE READY

FOR SALE



Disher, Hamrick
& Myers



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Disher, Hamrick & Myers is here to help you sell your home as quickly as possible and for the best price. The first step is to make your home market-ready and looking its best. Carefully preparing your home for photography and showings will make it rise above the competition. We hope you enjoy this handy guide to help you do just that.

De-Personalize



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Your Family

Remove family photos. Conceal pet items such as beds, toys, crates and food bowls. Hide away baby or children items including toys and diapers. Remove sports or military memorabilia. All of these keep buyers from picturing their family in your home.





Bath Items

Stow your personal items neatly away in an decorative box, drawer or cabinet. This includes soaps, toothbrushes, shampoos, grooming products, pills, makeup and used towels. Empty the trashcan. Keep toilet lids down.



Favorites

Remove or replace built-in items that you intend to take with you. You wouldn't want a sale to be held up negotiating over a chandelier or window treatments.

Organize & De-Clutter



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Surfaces

Clear off your kitchen counters, refrigerator, nightstands, coffee tables, islands and desks. Hide your mail. Leave no more than 3 items on your kitchen countertops.



Organize book shelves, music collections, display cabinets and bedside tables. Neatly arrange items in your kitchen and bathroom cabinets. Buyers will open up those doors and drawers!



Technology

Hide away remote controls and chargers. Unplug long extension cords. Tidy up wires that connect your devices. Dust off all electronics.



Closets

Organize your closets. Hang everything neatly in the same direction. Move seasonal outfits to storage to add space. Showing off adequate storage is key! As a bonus, use matching hangers and arrange clothes by color.



Storage

If necessary, rent a storage unit. If your home looks too small to fit all of your belongings, a buyer will assume it's too small for them as well.

3 Repair



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Lighting

Be sure all light bulbs are working. If not, buyers will take this as a sign of general neglect of the house. Also, all bulbs should be in the same color family: *i.e.* warm or cool. Open all window blinds.



Walls

Repair any cracks or holes in drywall. Don't forget the ceilings. Touch up paint as necessary. Consider repainting bright or dark walls a neutral color. Cover evidence of repaired water damage. Replace missing trim.



No Drips

Fix leaky faucets in the kitchen, bathrooms and laundry room. Be sure to include outside hose spigots.



Open Sesame

Correct doors that creak or don't close properly and drawers that jam. This goes for kitchen and bathroom cabinets and closet doors as well.

4 Clean



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Make It Gleam

In the bathroom, re-caulk around tub and sink. Clean grout. Polish all metals. Remove fingerprints from glass and mirrors.



Bedrooms

Make those beds in a tidy manner. Be sure nothing pokes out from under-the-bed storage. Don't overdo it with too many pillows or throws. If your bedding is worn, buy something new and neutral.



Dust

Dust furniture, light fixtures, ceiling fans, under furniture and those other hard-to-reach spaces. Surface dust will show up on photographs!



Flooring

Wax wood floors and steam carpets. Sweep and vacuum daily.

Spruce Up Outside



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Landscaping

Mow and maintain your lawn. Address any dead spots or weeds. Trim shrubbery around the house. Buy new mulch. Consider adding colorful plants and flowers to add curb appeal.



Surfaces

Clean your windows. Pressure wash the exterior. Blow off the driveway, decks and roof. If you have a pool, be sure it is clean and debris-free.



Tidy Up

Hide trash cans and hoses. Put away recreational items like basketball nets or bicycles. Remove any seasonal decorations.

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If you have any questions about
buying or selling real estate in
the Charleston area, contact:



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