

FREE HOME BUYER'S & SELLER'S *guide*



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Home Seller's

Guide



OUTSIDE THE HOME



- Take care of the landscaping (I.e.: cut the grass, water the flowers, trim the trees and bushes)
- Remove weeds
- Repaint or re-stain any porches, entry ways, and doorways.
- Fill in any cracks in the driveway, sidewalks, and foundation.
- Clean out the gutters of any leaves or twigs.
- Test all lighting fixtures and motion sensors.

INSIDE THE HOME

- Repaint anything inside that may need a bit of a touch up.
- Remove and replace any personal artifacts.
- Find arrangements for pets and children, and remove toys and clutter from the main spaces.
- Make sure that the walkways are clear.





PRICING

Setting the right price for your home is critical to attracting potential buyers and ensuring a time sale. In fact, it's often said that pricing is the most important factor in determining whether or not a home sells.

By taking into account your home's location, size, condition, comparable sellers, market trends, and expert advice from a trusted real estate agent, you can arrive at a price that accurately reflects your home's worth and appeals to buyers.

With the right pricing strategy in place, you can increase your chances of a successful home sale and move on to the next chapter in your life with confidence.



Pricing



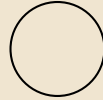
Home Value



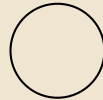
Factors

PHOTO PREP

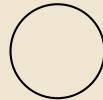
Checklist



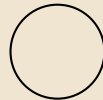
Cleanliness: Ensure the house is spotless by dusting, vacuuming, wiping down surfaces, and cleaning the floors. Pay extra attention to the kitchen, bathrooms, and bedrooms.



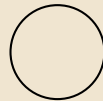
Clutter-Free: Remove any unnecessary items or clutter from the house. This will make the rooms look larger and more open.



Lighting: Proper lighting can make all the difference in a photo. Make sure all light fixtures are working and that there is plenty of natural light coming in.



Minor repairs: Take care of any small repairs or touch-ups, such as fixing leaky faucets or replacing burnt-out light bulbs.



Professional photography: You have a few options when it comes down to getting the best shots of your home. You can hire a professional photographer or you could speak to your realtor and inquire if they offer this service themselves.

UNDER CONTRACT

The offer will officially become binding once the buyer and the seller both agree to the terms in the contract (which includes the price).

Some things that need to occur before the closing process can commence:

- Home inspection
- Title search
- Final walkthrough with the buyer.



FINAL DETAILS

Be prepared for obstacles and hiccups! They can happen during this phase, but that doesn't mean the sale is over.

At this time you can start packing and moving in your new place.



CLOSING

Closing is the final step in your home selling process.

During the closing phase of the sale, you can expect the following:

- The deed to the house will be delivered to the purchaser.
- The ownership is transferred to the purchaser.
- Any other documents including financing, insurance, and legal documents are exchanged.
- The negotiated purchase price is paid and any other fees (i.e. commissions) are paid.

Congratulations! You've sold your home!



HOME SELLERS GUIDE

HELPING YOU SELL YOUR HOME



Brittany Harvey

REALTOR

Contact ❤️

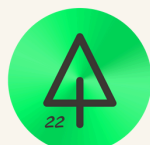
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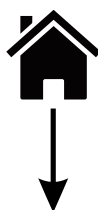
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Licensed in the State of Louisiana



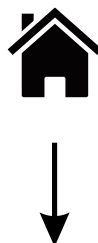
GOODWOOD
REALTY



1

GET YOUR HOME READY

Identify your selling goals
Tidy up and declutter your home
View your home in the eyes of a buyer



2

SET A PRICE

Discuss the difference between sold & listing prices
Review comparable home sales
Establish a price for your home



3

SHOW YOUR HOME

Prepare your home for viewings
Tidy up & Declutter
Put away valuable items & documents



4

OFFERS & NEGOTIATION

Negotiate any repair requests & issues
You can either accept, deny, or counter offer
Accept the best offer presented



5

UNDER CONTRACT

The buyer will perform an inspection of the home
A property survey is completed
You'll receive clear to close from lender



6

CLOSING

Review closing statement
Sign closing documents
Hand over your keys

BRITTANY HARVEY
REALTOR



HOME SELLERS GUIDE



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Home Sweet Home



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