

Getting Your Home Ready for a Showing

Getting your home ready to put on the market can be a monumental task. Years of things you couldn't live without are suddenly in the way. You discover all kinds of little fixes that need to be made and maybe some bigger ones!

After all that work, how do you keep your home ready to show with short notice?

Unless you're lucky enough to sell your home in the first or second showing, you're going to have multiple showings to deal with and multiple fire drills to get your house ready with sometimes very little notice.

Showings can be scheduled at any time of the day or evening and its good advice that if your agent calls with an appointment for a showing, you should take it. It's a gamble to say no. What if that was the couple that was going to buy the house – without any conditions – for cash!!

The fact is you never know who is going to buy your home, and by not having your home available to show, you can seriously affect how long it takes to sell it.

Here are some strategies on how to keep your home showing ready so that when the call comes, you can spring into action.

1. Make the beds the first thing every morning. Once they're made they're good for the rest of the day.
2. Lock any rooms you can do without. You may have certain rooms that rarely get used. Take advantage of that by giving them a good clean and then close them up until a showing is set.
3. Don't worry about fresh baked bread or cookies. Buyers rarely touch them and they take time and effort to prepare. Instead try simmering a pot of water with lemon extract and vanilla right before a showing. It will give your home a nice, clean smell without seeming like you are trying to hide other odors.
4. Do your best to keep your laundry under control. It's easier to get a small amount of laundry out of sight than four or five loads!

5. Keep the house picked up. By packing everything you don't need and putting it away, it's easier to keep up with on a daily basis, and will minimize the time needed in case of short notice.
6. Have easy meals ready to eat and plan on having some late meals. Depending upon the time of year, you can expect showing requests for well into the evening after people get off work. It's

The good news is that the harder you work to get your home showing ready, so that it shows well, the quicker it will sell. And, we want it to sell just as quickly as you do!

Please call if you have any questions.

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