



20 HELPFUL HINTS ON PREPARING YOUR PROPERTY FOR THE MARKET!

When preparing your home for the market the general rule is to spend as little money as possible but small improvements in presentation can have a big payback.

1. **LAWNS** - Keep mowed and trimmed, possibly re-seed bare patches, fertilise and water for colour
2. **BUSHES, HEDGES and TREES** - Trim and prune where necessary, especially clearing any branches reducing light into the house or blocking attractive views
3. **CLEAR or CLEAN off MOULD and LICHEN** where readily accessible
4. Clean and spot repair **PAINTWORK**
5. **POOLS, PONDS and SPAS** must be as clean as possible with fencing in good order
6. Remove **WEEDS** from gardens and drives. Sweep **PATHS** and **DRIVES**. Fix **LETTERBOX**
7. Clean and clear out **DRAINS** and **SPOUTING**. Remove grass from **GUTTERS**
8. Repair any broken **WINDOWS**. Check **WINDOW FRAMES** because they are an indicator as to the soundness of the entire house. **PAINT** them
9. Fix **GATE** catches and any easily repaired defects in **FENCES**
10. Remove all **RUBBISH** possible including old tools and parts from incomplete projects. Tidy **GARAGE** to create space.

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After working on the exterior of your property you can turn your attention to the INTERIOR. Once again you don't want to spend too much money.

1. CLEAR CUPBOARDS and WARDROBES - Obtain some moving boxes and start packing all the bits and pieces you don't need to use. You might consider a garage sale both to provide extra funds for property promotion or moving expenses and to create more space in your storage areas
2. Repair any TILES, WALLPAPER or WINDOW PANES
3. Fix creaking FLOORBOARDS or STAIRS
4. Secure JEWELRY, CASH and other valuable items under lock and key. Also, secure PERSONAL items and MEDICATION
5. DOORS and WINDOWS should open and close easily
6. CARPETS and FLOORS - Have your carpets steam cleaned and floors polished where possible
7. PAINTING - Repairing and improving paintwork often gives the best return for the money you might choose to spend on presentation
8. Fix any dripping TAPS
9. Clear BENCH tops and fix loose or damaged KNOBS and HANDLES
10. Although OK to look lived in, a house should appear as new as possible, so ORNAMENTS, CDs, TOYS, GAMES and extra CLOTHES should be stowed away in locked china cabinets and suitcases wherever possible

