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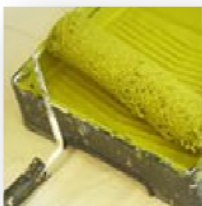
Home Seller Tips

Following are a few tips to remember when you're selling a home:



Start From the Outside, and Work Your Way In

Don't underestimate the importance of drive-up appeal. A well manicured lawn, neatly trimmed shrubs and a clean walkway all help make a good first impression. Also, repair or replace damaged screens, glass panes, door hardware and other outdoor fixtures.



Invest In Paint

Paint livens up a dingy room and makes it fresh and more appealing. Use soothing colors like white or other neutral tones.

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Invite Sunshine

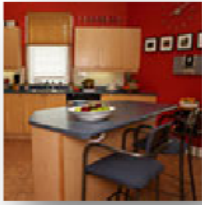
Open your curtains, shades or drapes to let in the sun and brighten the room. Washing windows inside and out will add a sparkle to your room. Also, turn on lamps or accent lighting and replace missing light bulbs. This helps to make the room more inviting.



Mend Minor Flaws

Check squeaky and hard-to-open windows, doors, door knobs, drawers and sliding glass doors for ease of operation and provide adjustments or lubrication as necessary. Make sure all your plumbing is in working order, too. And always clean rust and soiled spots, empty trash baskets and deodorize pet and smoking areas.

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Decorative Kitchens Can Sell A Home

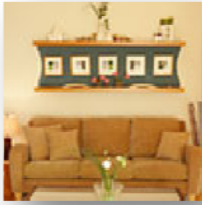
Create a comfortable atmosphere in the kitchen with colorful curtains, cup towels and place mats. Clear countertops of appliances and add green plants or bowls of fruit. Remember, prospective buyers will look inside cabinets, so make space in cabinets and clean inside and out.



Blend Color And Convenience In Bathrooms

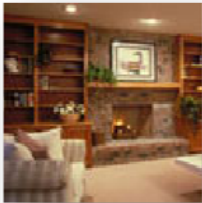
Remove clutter from bathroom vanities and cabinets. Be sure to scrub the sinks, tub, shower, and polish mirrors and chrome. Always clean the floors and walls, and deodorize the area. Put out nice towels, and add some scented soaps or candle.

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Living And Dining Areas Reveal Interests

Arrange your living- and dining-room furniture to create an open friendly effect. Straighten cluttered bookshelves and discard excess papers. Clean all the carpets, and polish the furniture and hardwood floors. By adding a few logs in the fireplace, and magazines, books and flowers to the coffee table, you'll portray an inviting and well-maintained home.



Family Rooms Are For Relaxation

In family rooms, you should store games and sports equipment or arrange them in attractive containers. Your goal is to eliminate the clutter. Turn off all entertainment units and play soft relaxing music. Place furniture in conversational groups, and showcase books and magazines on tables or shelves.

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Bedrooms Must Invite Rest And Peace

Avoid a crowded look in the bedroom by removing excess furniture and unnecessary items – keeping the room light and bright. Attractive, clean and crisp bed linens, with decorative pillows and shams, are important to help add peace and tranquility to the room. Arrange nightstands to display books, plants and family photos.



Value Goes From Top To Bottom

Permit visitors to see the value of your property from the front entrance to the back and through the garage. Remove unnecessary artifacts, and neatly arrange stored boxes and cartons. Darker spaces may be lightened with new paint or additional lights in room and for stairs.