

IT'S SHOWTIME

Enhance Your Home's Showing Appeal

To enhance the perception, use the following list as a guide to maximize the benefits of your home. (Space, access, roominess, condition)

Outside Your Home

- Cut & edge the lawn weekly for a finished appearance
- Trim all shrubbery & remove low-lying tree limbs
- Plant flowers in your front yard
- Fertilize your lawn to make your grass look lush & green

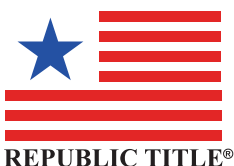


Inside Your Home

- Store out of season clothes so the closets don't have a cluttered look
- Remove items from the floors of walk-in closets so the prospects can have easy access
- Avoid too many appliances on the kitchen counter, put as many as you can away to expose maximum counter space
- Pre-pack items which may clutter your home. Extra toys in your child's room & knick-knacks may actually make your rooms appear smaller
- Clean your home from top to bottom
- Take down any family pictures so your potential buyer can visualize themselves there



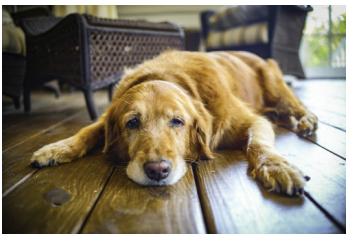
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IT'S SHOWTIME *continued*

Prior To Every Showing

- Let the light in. Raise shades, open blinds & pull back curtains. Bright, open rooms feel larger and more inviting
- Let fresh air in & open windows if weather permits
- Place a deodorizer in rooms where needed. Fresh flowers can be used to your advantage. Fresh baked bread & cinnamon also attracts positive attention
- Send pets away or secure them away from the house
- Clean out your sinks of all dishes & drain plugs
- Clean tub of all toys, bath products & make sure shower curtain is closed
- Clean mirrors and glass shower doors of all wet spots
- Take out trash & empty any diaper pails to rid the house of potential foul smells
- The house should be a comfortable temperature: cool in summer & warm in winter
- Freshly vacuum/mop all floors where needed
- Make all beds
- Fluff pillows on couches and beds
- Make sure all surfaces are clean & dust free
- Make sure the lawn is free of weeds & mowed if necessary
- Make sure the lawn is free of any pet debris or kid toys
- Tidy the insides of your cabinets so potential buyers can inspect the storage space



We hope these tips have been helpful to you in answering any questions you may have had. As always, please do not hesitate to contact your closer should you have any questions.

Thank you for allowing us to be a part of this transaction.

