

**Compliments of Michelle Schwinghammer**  
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 I help people move forward

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## SchwingState's SANE Guide to Preparing Your Home for Sale ... *that's as easy as 1, 2, 3*

— ONE — <i>One to Twelve Months Prior to Sale</i>		— TWO — <i>Two to Four Weeks Prior to Sale</i>	— THREE — <i>Before Every Showing</i>
<b>REPAIR DECLUTTER &amp; DEPERSONALIZE</b>		<b>DEEP CLEAN BRIGHTEN &amp; FINALIZE</b>	<b>SHOW TIME!</b>
<p><b><u>REPAIR LIST:</u></b>            Dripping Faucets            Water Damage             Appliances             Loose handrails/door knobs            Broken doorbell            Sticking doors/drawers             Sticking/broken windows            Holes/missing screens            Blinds             Broken tiles            Cracks in walls            Leaning mailbox            Paint as Necessary</p>	<p><b><u>DECLUTTER &amp; DEPERSONALIZE:</u></b>            Did you know, homes look best with about <u>HALF</u> their contents?! Consider these declutter and de-personalization ideas:</p> <p style="text-align: center;">Remove unnecessary furniture            Pack family portraits            Store pre-packed boxes in garage or storage areas</p> <p style="text-align: center;"><b><u>Declutter Primary Rooms:</u></b></p> <p style="text-align: center;">Kitchen            Family Areas            Bedrooms            Bathrooms            Tidy Closets</p>	<p style="background-color: #cfe2f3; text-align: center; padding: 5px;"><b><u>STAGING EDUCATION / CONSULT</u></b></p> <p style="text-align: center;">Deep clean kitchen &amp; baths            Replace dingy shower curtains            Shampoo carpets            Wash baseboards             Clean and dust ceiling fans            Powerwash Exterior Areas            Clean Gutters             Add bright light bulbs            Lighten window treatments            Clean all lighting fixtures            Wash windows             New White Bath Towels            Fresh Paint Front Door            New Welcome Mat</p> <p style="background-color: #cfe2f3; text-align: center; padding: 5px;"><b><u>STAGE AS APPROPRIATE OBTAIN HOA INFORMATION SCHEDULE PHOTOGRAPHY</u></b></p>	<p style="background-color: #cfe2f3; text-align: center; padding: 5px;"><b><u>SNOW REMOVAL PLAN</u></b></p> <p style="text-align: center;"><b>1) <u>SECURE VALUABLES</u></b>            Jewelry, cash, credit cards            Prescription Meds            Pets &amp; Other Valuables</p> <p style="text-align: center;"><b>2) <u>ELIMINATE ODORS</u></b>            Refridgerator &amp; Trash Cans            Pet Areas</p> <p style="text-align: center;"><b>3) <u>MAKE A GREAT IMPRESSION</u></b>            Set dinner table            Make beds &amp; tidy baths            Open curtains  <b>Turn on all lights!</b>            Dust and vacuum            Empty wastebaskets            Mow Lawn / Clear Walkways            Fresh flowers, fresh fruit            Soft music</p>
<b><u>CONSIDER WARRANTIES, PRE-INSP, AND INCENTIVES</u></b>			

**CALL ME FOR QUESTIONS OR NEEDS ANYTIME. I AM HERE TO HELP YOU EVERY STEP OF THE WAY. ~Schwing! (303) 638-8711**