

SELLER'S GUIDE

What to expect from your Homes at Ohio's Edge Realtor

As your Realtor, we want to do our best in serving you as our client. You can expect your agent to be an expert in your real estate community. Your Realtor will take the time to walk you through each step of selling your home. We are masters of property marketing, networking and negotiating. While working for you, your Realtor will:

- Explain their professional responsibilities to you, including complete disclosure, loyalty, confidentiality, obedience and accountability.
- Offer regular communication to keep you informed about the sale of your home.
- Compare your home to recently sold homes in your area, as well as, others on the market to determine the best asking price.
- Guide you and share advice on how to prepare your home for showings so you can get the top market value for your home.
- Assist you, if needed, in finding any home related services.
- Extensively market your home to maximize the number of buyers.
- Provide you with feedback after showings and open houses.
- Promptly sharing every offer and helping you to evaluate each one.
- Negotiate the highest possible price and terms on your behalf with the buyer.
- Manage all paperwork, title and transaction details throughout the entire selling process and making sure closing goes as smooth as possible.
- Your Realtor is there for you every step of the way to help guide you with questions, concerns, deadlines and paperwork. We want to look out for your best interest while getting you the best price for your home.

HOMES AT
Ohio's Edge
REALTY

166 N. Main Street, Suite B
Rockford, Ohio 45882
419-363-2300

www.OhiosEdgeRealty.com

SELLER'S CHECKLIST

Preparing your home to be attractive to buyers.

Your Realtor will meet with you and do a listing appointment. They will walk through your home and take notes on all the features of your home as well and notate any updates or repairs that have been made recently. They may suggest some items that would help to sell your home faster and for a better price. Remember you never get a second chance at a first impression. This list is not an all inclusive but a great starting point:

EXTERIOR

- Fix or replace anything worn out or broken.
- Touch up paint especially if peeling.
- Make sure routine maintenance is completed.
- Add some curb appeal by painting the front door or adding a new welcome mat.
- Clean up the landscaping by trimming the bushes, edging the sidewalk or adding a pop of color with some flowers.
- Power wash the porch, deck, patio and siding.

INTERIOR

- Fix or replace anything worn out or broken including light bulbs, it will make room bright and inviting.
- Touch up paint on walls, ceiling and windows. Consider toning down bright colors with light neutrals.
- Clean, clean, clean.
- Shampoo carpets and rugs or replace if needed.
- Organize and declutter closets and cupboards removing all personal photos from your wall and off your fridge.
- Clear off counter tops and remove extra appliances to showcase the space.
- Clean out the garage, attic and basement of extra clutter allowing the buyer to see the storage areas.

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