

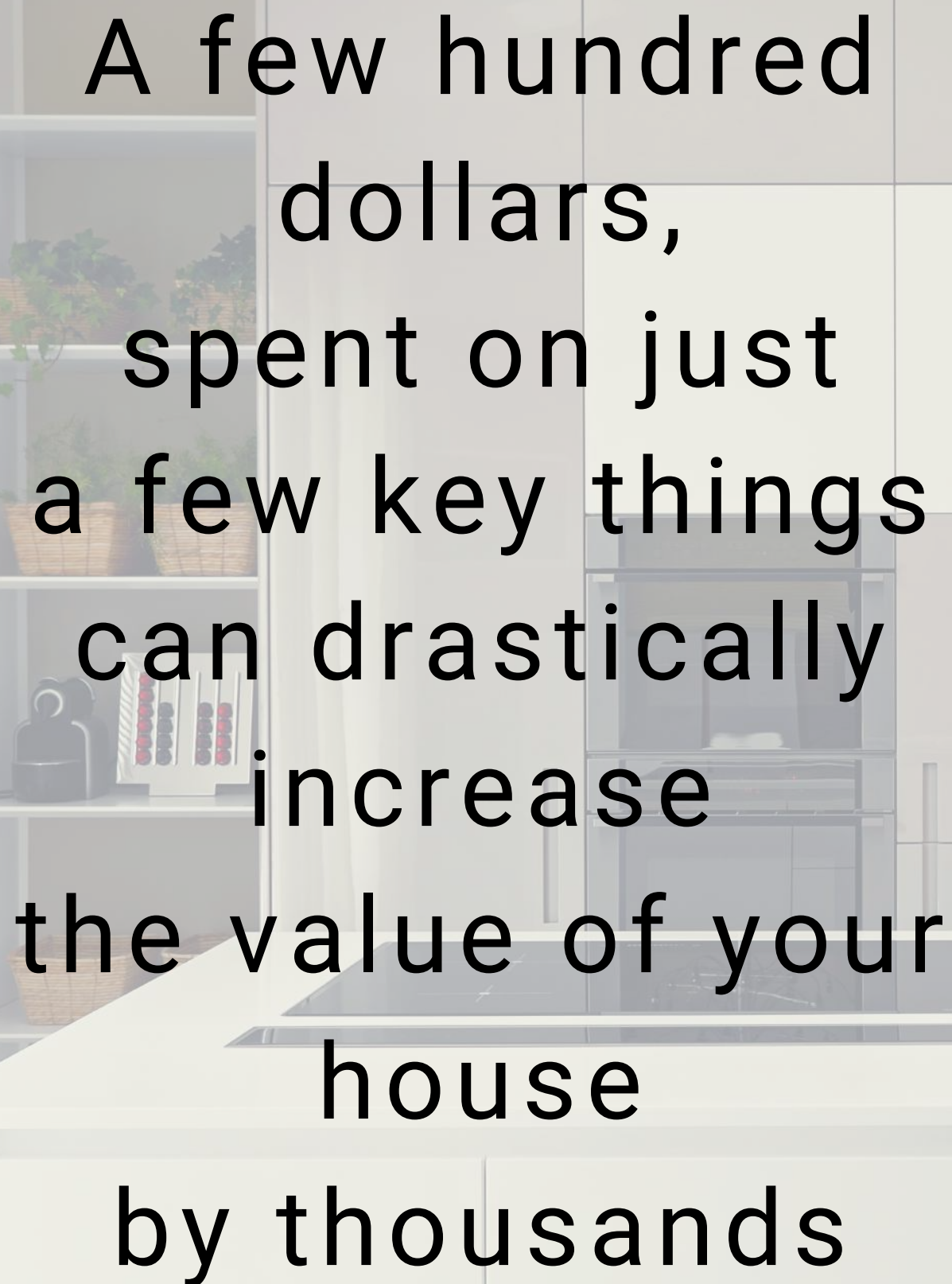
# SELL

WITH SUCCESS

7 SIMPLE TIPS PRESENTED BY

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COMPASS



A few hundred  
dollars,  
spent on just  
a few key things  
can drastically  
increase  
the value of your  
house  
by thousands

COMPASS



# TIP #1 PAINT THE WALLS

## **NEUTRALIZE YOUR HOME FOR BUYERS**

Buyers have a tough time visualizing themselves living in a home that has a different design scheme than they're used to. So make it easy for buyers by giving them a neutral color palette to work with. Fresh paint will also brighten the home, make it appear new, and mask any offensive smells.



## TIP #2 CREATE MORE SPACE

### **OPEN FLOOR PLANS ARE IN**

Anything that opens the space and creates a sense of flow in the house is generating a response from buyers right now. Just by rearranging or removing furniture pieces, you can really modernize the look and feel of your home.





# TIP #3 HIRE A GARDENER

## **CURB APPEAL COUNTS**

Mow the lawn, trim the shrubs, and cut the trees. Unsightly curb appeal can easily lower the perceived value of your home. A \$400-\$500 investment in landscaping can yield four times that!



## TIP #4 DEFINE THE SPACE

### **REMOVE ALL QUESTION MARKS**

Undefined spaces create doubt in the mind of a buyer. And doubt can kill a sale before it even starts. Instead, make sure that all spaces are clearly defined. Remove the treadmill from the living room, convert the office back into a bedroom, and hide the toys that have been playing in the dining room.





# TIP #5 CLEAN THE BATHROOMS

## **BATHROOMS CAN BE DEAL BREAKERS**

It may not be economical to do a full bathroom renovation. However, it is possible to spend a few hundred dollars on a bathroom refresh. Replace frosted glass with clear glass, clean the grout, remove rust stains, apply fresh caulk, update doorknobs, replace faucets, and install a low-flush toilet.



# TIP #6 SPRUCE UP THE FLOORS

## THE FIRST THING A BUYER WILL NOTICE

Broken tiles and squeaky floor boards can be fixed easily and make a huge difference in a buyer's impression. Remove wall to wall carpeting and vinyl flooring. Instead, opt for hardwood or tile, if the budget allows.





# TIP #7 HIRE A HANDYMAN

## **BASIC MAINTENANCE GOES FAR**

Repair leaks, replace rusty rain gutters, inspect the furnace, caulk the corners, replace the drawer pulls, and weed the flower beds. These kinds of repairs go a long way toward value.


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# ABOUT *Me*

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**Mindy Skelly**  
**REALTOR®**

Thank you for choosing to sell your home with me!

I specialize in making your homeownership dreams a reality. I pride myself on offering buyers and sellers the highest level of knowledge, trust, and integrity.

The journey to homeownership takes patience, determination, and flexibility. That is why you need a professional, experienced guide. So let me take on this journey with you while sharing my vast knowledge of Minnesota.

I feel that having the right real estate agent means having an agent who's committed to helping you sell or buy your home with the highest level of expertise in your local market. This also means helping you to understand each step of the buying or selling process.

This commitment has helped me to deliver remarkable results for my clients. Whether you are an experienced investor or 1st time home buyer, I can help you find the property that best fits your needs.