

Assumption: You're downsizing & will live there until the sale.				COUNTDOWN TO SELLING YOUR HOME PRIOR TO APPLEWOOD POINT OF APPLE VALLEY MOVE	From Aug/Sept 2022 AARP The Magazine
1 Yr... to 9 Mth		1	Plan for Storage	Find a place to store the stuff you'll be keeping.	
		2	Declutter	Plan on one day per room. Be tough. What do you really need to keep?	
9 Mth to 6 Mth		3	Get a House Inspection	An early once-over by a reputable company will buy time to fix problems and boost home value.	
		4	Modernize	Focus on red flags, such as leaky faucets and stained ceiling tiles.	
6 Mth to 4 Mth		5	Search for a Realtor	The longer you prep and market your home jointly, the better.	
		6	Gather Paperwork	Land surveys, deeds, manuals, warranties: Good home sellers have these well organized.	
4 Mth to 3 Mth		7	Have a Month Long Sale	Post extra bikes, couches and armchairs on localsocial media. Skip garage sale, it's hard work for little gain.	
		8	Then Donate What's Left	Charities will often collect what doesn't sell.	
3 Mth to 2 Mth		9	Fill Out Seller's Disclosure	Be honest. Hiding problems you know about is illegal.	
		10	Hire a Fix-It-Pro	Align doors, fill cracked tiles, and fix floor squeaks.	
2 Mth to 6 Wks		11	Up Your Curb Appeal	Trim trees and bushes, paint your front door, and mulch flower beds.	
		12	Get Fresh Eyes Critique	Ask a friend who's never been over to critique the place honestly.	
6 Wks to 4 Wks		13	You're in the Homestretch	Finalize sales plans with your Realtor.	
		14	Deep Clean Bathrooms & Kitchen	Buyers focus most on these rooms.	
		15	Photo Shoot	Online slideshows are the new Sunday open house. Empty counters/bookshelves by half, add fresh flowers & go for bright & light.	
3 Wks to 3 Wks		16	Book a Moving Company	Get a few price quotes, then thoroughly check reviews, references, & insurance. Sadly, fraud & bad players abound.	
2 Wks to 1 Wk		17	Hire Specialty Cleaners	Do windows, exhaust fans, & exterior power washing at this time.	
		18	Pin Down Logistics	Make plans for your kids and pets on home-showing days.	
1 Wk to 1 Day		19	Do a Last Big Cleaning	Scrub the fridge. Dust ceiling fans. Wipe cabinets.	
		20	Stash All Valuables	Store jewelry, cash, & computers with a trusted pal.	
		21	Firm Up the Price	Base it on the latest market intel from your Realtor.	
Night Before		22	Do a Final Top To Bottom Sweep	Prep as if your home will be shown in a magazine or on TV.	
Open House Day		23	Plan a Reward	While buyers view the house, enjoy a restaurant or a park.	