

Sheet 1

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 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	Fix Problems	Modernize. Focus on 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 mostly on these rooms.		
4 Wks to 3 Wks	15	Photo Shop	Online slideshows are the new Sunday open house. Empty counters/bookshelves by half, add fresh flowers & go for bright & light.		
3 Wks to 2 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 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.		