

Sell your house *Fast*

✓ Checklist

Documentation & ID

- Proof of legal ownership such as a Title Deed** - If you want sell your property quickly, make sure you have evidence of the legal owners of the property in question.
- Proof of identification** - You need to provide legal identification documents such as a passport or driving licence, and proof of address to confirm that you have legal ownership and right to sell the property.
- Contact information for any third parties involved** - Ensure you have the contact details and account numbers for any mortgages, loans or other secured debts against the property.
- Confirm whether the title is freehold or leasehold** - If leasehold, is everything in order e.g. management company in place, freeholder contactable, what are maintenance arrangements/service charge.
- Confirmation of title transfere on inherited property** - If the property has been inherited, has the title been transferred (assent of title) or has the probate process been initiated/ completed?

If you are selling with a Cash House Buyer this is everything you need

Home Improvements & DIY

- Get rid of any damp** - Make sure the house is ventilated in order get rid of any damp, mold or mildew in the walls and ceilings.
- Remove any signs of mold** - Condensation causes mold so be sure to ventilate your rooms properly. Use a damp cloth and warm soapy water or mold spray to remove visible patches and stop it spreading.
- Give each room a fresh lick of paint** - Paint your house using neutral shades to appeal to more potential buyers. Pro Tip - Don't neglect the skirting boards. A fresh white skirting board is always more appealing than a neglected off-yellow.
- Ensure walls are smooth** - Fill in any visible holes and cracks in the wall to save the buyer a job for when they move in.
- Repair inbuilt furniture** - Fix any broken drawers or cupboards so that the buyer won't be put off by jobs they would potentially have to do if they moved in.
- Do a deep clean** - Ensure that potential buyers don't come across dirt during viewings of the property.
- Fix any plumbing problems** - make sure there are no plumbing issues that will affect the sale of the property. For viewings fix minor issues such as dripping taps.
- Remove limescale** - Get rid of bathroom limescale to make the room look cleaner and more attractive. Pro tip - Use a white vinegar and water solution.
- Showcase the Kitchen** - Update and showcase your kitchen as it is worth the most per square foot out of all the rooms in your house.

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Staging

First Impressions

- Clean the windows** - sparkling windows will help give potential buyers a good first impression of the property. Clean windows also let in more natural light and make rooms look more appealing.
- Keep the garden tidy** - The front garden is the first thing buyers see of your home, so create a good first impression by mowing the lawn, removing weeds, adding plants and doing any other landscaping.
- Maintain a pleasant aroma** - Use scented candles or air fresheners to maintain a neutral aroma inside the property. This is especially good if you have pets.
- Hallways & entrance space** - Clear the hallways or entrance space to make it appear larger. These are the first areas of the interior that a buyer will see, so it's crucial they're tidy.
- Make your house easy to find** - Make your house name or number visible, so buyers can find and revisit it easily.

Staging

General Staging

- Remove pets from the property** - Make sure your pets are out of the way during viewings, just in case potential buyers don't like or are allergic to cats or dogs. Also make sure to clean and remove all loose hair.
- Maintain a warm temperature throughout the property** - Keep your house at a warm temperature to ensure all buyers are comfortable. If it's too hot or too cold they might be quicker to leave and have negative associations.
- Declutter storage spaces** - By emptying your storage spaces it can make rooms look bigger and buyers can visualise where they would put their own possessions.
- Place Plants around the home** - Adding plants around your home can help to purify the air and improve mood.
- Dress the windows** - Adding blinds or curtains to your windows if they're bare will make your house look more inviting.
- Show off your selling point** - Ensure the property's key features are highlighted for viewings with potential buyers.
- Make the purpose of each room clear** - By making each room's purpose clear it can help potential buyers understand how the space is being used and make them more interested in the property.
- Add mirrors around the house** - Adding mirrors can help to give the illusion of a brighter, bigger space - this is great for smaller spaces or areas where natural light is limited.