

Home Seller Guide

BY BUFFALOBOARDWALK REAL ESTATE

NOT YOUR TYPICAL REALTORS

WWW.FACEBOOK.COM/NOTYOURTYPICALREALTORS



10 STEPS TO SELLING YOUR HOME

Ready to learn about what it takes to sell your home? While it may seem like a lot of daunting tasks, we are here to help guide you and make the process easy and effortless.



Selling Your Home Virtually

Selling a home during Covid-19 has changed protocols a bit. Most agents and their sellers are able to work together virtually through most of the home selling process if that is more comfortable for the seller.

Here are some options to working with your agent virtually:

Virtual Consultations & Meetings

Virtual Home Tours

Virtual Open Houses

E-Signatures For All Contracts

Electronic Home Inspection Reports



FIND YOUR MOTIVATION

Selling your home is a big decision. You will most likely be leaving a place you made a home and it can be tough to let go.

Spend some time talking with your family about all the reasons you want to sell and make sure this is the right decision for you, as you do not want to get too far into the selling process and have a change of heart. It can get costly to change your mind.

Once you have made the decision to sell your home, you will want to first call your current lender provider and discuss your current finances about your home. Find out how much equity you have in your home, deduct selling expenses, and make sure to have some cash for making any necessary home improvements. Also make sure that you have enough equity to put in to your new home.

Questions To Ask Yourself When Selling

■ What is your time-frame to move?

■ What is your budget for pre-listing home improvements?

■ What is the minimum sales price you will accept?

■ Do you have a plan a & b to where you will move next?

HIRE A LICENSED AGENT

There is a lot that goes into selling a house, from marketing, to dealing with potential buyers, the tedious paperwork and closing on the home.

The process can be daunting unless you decide to hire a professional real estate agent. They have the training, resources and pull to make the home selling process significantly smoother. They may even help you get a great return on investment.

If you have decided to hire an agent to take care of all this for you, it is important to hire one that you feel will represent your home best and get it sold quickly and for top dollar.

WHAT A LISTING AGENT DOES FOR SELLERS

Price Your Home
Competitively

Market Your Home Across
Multiple Mediums

Negotiate Offers & Terms

Schedule Showings

Guide You Through The
Escrow Process

Make Sure All Deadlines And
Terms Of The Agreement Are
Met

Plus so much more



Why Our Sellers Choose To Work With Us

Hey there, so nice to meet you finally! BuffaloBoardwalkReal Estate opened their doors in February of 2019 but our agents had gained many years of experience working for other local brokers beforehand. We cant wait to work with you!



Full Service Real Estate Brokerage Serving All of Western New York



We are a team that works together to put the right plan in place to sell your home for top dollar. Each home is unique so why would we market every home the same? With us you get a personalized marketing package tailored to what your home has to offer!



I used Buffalo Boardwalk Real Estate to sell my first house that I ever bought in South Buffalo. It was when the market was on the rise there. With their individualized marketing and sales technique I'm convinced that why my house sold for the most per square foot on the street! Thank You Buffalo Boardwalk Real Estate - Dennis Q - Buffalo, NY

COMPLETE HOME IMPROVEMENTS



Preparing to sell your home typically takes some work. Whether that's your own sweat equity with some deep cleaning and home repairs, or some professional improvements, you will need to get your home in top shape if you expect top dollar.

You want buyers to fall in love with your home, like you did when you first bought it. So spend some time getting your home move-in ready, in a way that will appeal to the broadest range of potential buyers. Like painting that deep purple wall a more neutral color.

You will also want to think about getting a home inspection before you put your home on the market. A pre-inspection can help you avoid surprise repairs or issues with the home, that may turn away buyers. Buyers will most likely hire an inspector of their own and the more issues they find, the more turned off they may be with your home and back out of the offer.

HOME IMPROVEMENT CHECKLIST

- | | |
|--|---|
| <input type="checkbox"/> Replace single pane windows with energy efficient ones | <input type="checkbox"/> Cut back over-grown trees |
| <input type="checkbox"/> Paint walls neutral colors | <input type="checkbox"/> Add some seasonal flowers in pots |
| <input type="checkbox"/> Switch out dated kitchen hardware to more modern ones | <input type="checkbox"/> Get rid of popcorn ceilings |
| <input type="checkbox"/> Upgrade your appliances or replace with stainless steel | <input type="checkbox"/> Get your home professionally cleaned |
| <input type="checkbox"/> Get floors and carpets professionally cleaned | <input type="checkbox"/> Organize your closets and clear out personal items |
| <input type="checkbox"/> Power wash the driveway and porch | <input type="checkbox"/> Get rid of any funky odors |

PRICE YOUR HOME COMPETITIVELY

Finding the right listing price for your home can be a challenge, but it's one of the most important factors in a successful home sale.

Homes that are accurately priced are more likely to sell in a timely manner. According to Zillow research, 57 percent of homes nationwide sell at or above listing price when they accept an offer in the first week. In the second week on the market, that drops to 50 percent and trends downward as the weeks go on.

Your agent will have all the tools available to know exactly where to price your home.

Strategies Used:

In Person Home Evaluation

It's easy to give you a general range of what your home can sell for based on public information like square footage, # of bedrooms & bathrooms etc but seeing your updates, finishes and overall condition of the home in person is the most accurate way to provide you with your home value.

Comparable Sales

We base the value of your home on an apple to apples comparisons of like homes that have sold in the last 6-12 months in your neighborhood. Comparing a town home to a detached ranch home is not an accurate comparison. It's easy to go on popular home websites and apps to get their estimates but more often than not they are not accurate because they are an apple to orange comparison!

Strategic Pricing Strategy

We do not grossly underprice homes to create a frenzy & bidding war. We responsibly price homes to assure the buyers looking at it can afford it. We have multiple pricing strategies that often times will bring multiple offers so that you as the seller have options.

Full Service Marketing

Every home is different so why market every home the same? WE DON'T!!! We tailor our marketing package to your specific home making sure it gets the most exposure in the least amount of time. From open houses, to broker's opens, online & print advertising and social media we make sure your home is seen by everyone in the market to buy!

STAGE YOUR HOME

Staging your home to sell is an important part of the sales process. According to Forbes, for every \$100 you put into staging, you should see a return of \$400. So, if you are wanting to sell for top dollar, you might want to consider this important step.

Buyers expect to walk into a home and envision what it would be like for their family to live there. Therefore, you should do your best to make the home inviting and as neutral as possible. Highlight your home's strengths and downplay its weaknesses to appeal to the largest pool of prospective buyers.

Start with a few things that you can easily do yourself. Declutter, clean and depersonalize. Too much stuff in a room can make your home feel small, crowded and lacking in storage. Having too many personal items, like family photos, can make it hard for buyers to picture themselves living in the home.

But, home staging is more than just cleaning and getting rid of clutter. You may want to opt to hiring a professional stager if you are really looking to sell your home for top dollar.

A professional home stager has the design talent, knowledge of local trends, and resources to ensure all areas of the home are presented in a manner that showcases the greatest value and appeal.

Staging your home is about creating an inviting space that attracts a majority of potential homebuyers, which provides you with an amazing opportunity to sell your house at the best price.

Action Plan

STEPS TO ORGANIZE AND STAGE

DEADLINE:

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MARKET YOUR HOME EFFECTIVELY

Once your home is ready for buyers, the next step is getting your listing in front of as many buyers as possible.

To do so, your agent will hire a photographer to get professional photos, set up your home on the MLS, and begin to advertise your home.

All agents have different ways of marketing your home. It is important to ask your agent what their marketing plan is.

How I Effectively Market My Sellers Homes For Top Dollar

- Professional Photos That Accurately Depict The Home
- Price The Home Appropriately
- MLS Entry / Reverse Prospecting / Personally Reaching Out To Every Agent With A Client For Your Home
- Broker's Open Houses / Public Open Houses
- Post Home On All Real Estate Brokerage Websites/Zillow/Trulia/Redfin/Realtor, Paid Advertising Across All Social Media Platforms, Mondoflyers



RECEIVE OFFERS & NEGOTIATE

At this stage, your home is now on the market and potential buyers are making appointments for showings and they are ready to make an offer.

If you priced your house competitively, you should soon receive an offer, if not multiple offers. If offers are lower than your asking price, don't hesitate to make a counteroffer or ask for full price. You can also change any of the terms in the offer that better suits you. Buyers like to "test the waters" to see how you might respond, while still making room for negotiation.

Once an offer is accepted, it is signed and legally binding. It is important that your offer contain all requirements as there will be no going back to make changes.

Negotiable Contract Terms

SALES PRICE

CLOSING DATE

WHO PAYS FOR TERMITE INSPECTION

TRANSFER FEES

HOME REPAIRS

AMOUNT OF DAYS FOR INSPECTIONS

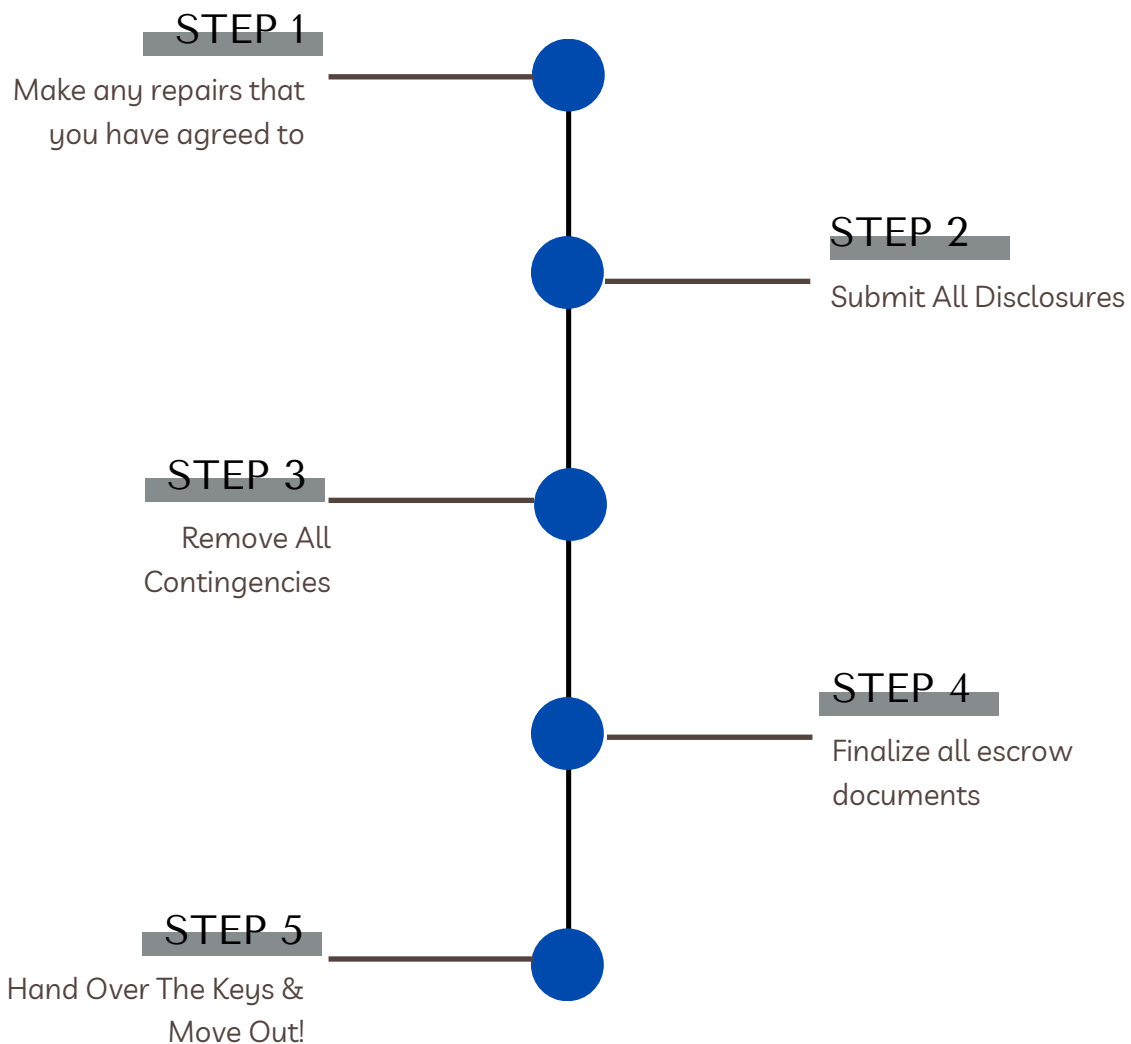
Final Steps To Close

After an offer is accepted, it's time to prepare for closing. In this step, the buyer will have the opportunity to do a home inspection, finalize their financing, and your home will be appraised if the buyer is using a lender.

Be prepared that each of these steps can come with some setbacks. The buyer might back out of the deal if something major is found during the home inspection. The buyer could also lose their financing and lastly, your home could come under value or over value during the appraisal and cause some issues.

This is why it is so important to have an agent by your side to help you avoid these hurdles and get your home sold quickly and with ease.

Below are the final steps you will need to take to close on your home:



LET'S DO THIS!

Congratulations! You have just sold your home.

Still have some questions? Ready to sell your home? Want to know what your current home is worth? Great! Let's discuss. Message us, call us, email us. You have our contact information below.

With us as your real estate team, you will never have to go down the long road of selling your home with doubts or confusions. We will continuously be right by your side every step of the way. Let's Do This!

*"Don't wait
for the right
opportunity.
Create it."
-Unknown*

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LOOKING FORWARD TO HEARING FROM YOU!