

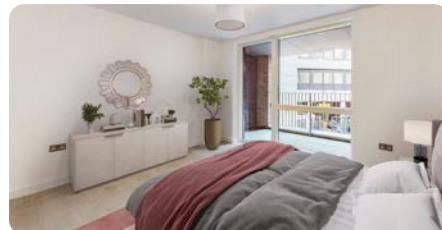
# Resale Viewing Guide - Seller



## A quick guide to presenting your home for a viewing

In order to sell your property quickly, you need to make an excellent first impression on your prospective purchaser. A potential buyer visualizes how your home looks in their head before walking through the front door.

Here are our tips to present your home in its best light:



### First & Foremost

Safety is a priority. We recommend having a friend or family member with you when meeting a new buyer to be as safe as possible when showing a stranger around your home. If it isn't possible to have someone with you, try and ensure people know when you have a viewing, always carry your mobile phone with you and only arrange viewings in daylight hours. We advise you to never let people into your home without a prior appointment.

Be friendly and welcoming when you are showing your house. Think about the presentation of your home. Before the viewing, maybe with the help of a friend, practice how you will guide your viewers through your home, and what you will say.



### Organise & remove clutter

Keep clutter to a minimum: Clutter shrinks rooms and distracts buyers. Consider storing it in cupboards, the loft, your car boot, or with friends. Carry out any repairs that you have been putting off and ensure that the house is spotless.



### Give each room a purpose

If you have a dining area, put away books and games and dress the table with glasses and crockery to set the scene.



### Neutral colours

If you are considering decorating your home, you should avoid using strong colors or an individual style. In general, buyers prefer neutral colours for walls and carpets and they can make a space feel bigger and brighter, adding to your property's appeal.



### Aromas/smells

Make sure the property smells clean and fresh for viewings! We recommend lighting a candle or the smell of coffee and freshly baked bread always goes down well during viewings!



### Cleaning

Take the time to clean the property, especially the kitchen and bathroom. Pick up any rubbish you may have lying around.



### Smoking

Do not smoke within the home before the viewing, this can put off potential buyers. Instead let fresh air in, and use plug-in air fresheners.



### Lighting

Brighten up dull rooms by turning on the lights and opening all the doors (apart from the toilet door).



### Personal belongings

Keep all personal items such as mobiles, jewellery and paperwork safely locked away.