

Seller's Guide

*Aurora
N
Aulet*

licensed real estate broker

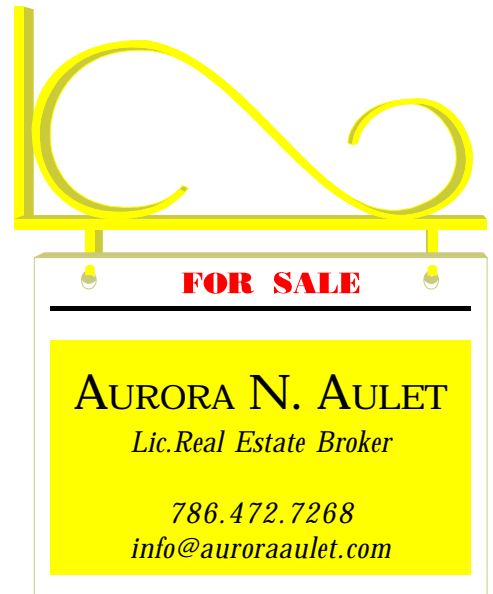
Aurora N. Aulet
Broker

786.472.7268
www.AuroraAulet.com

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licensed real estate broker
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Miami, Florida
www.AuroraAulet.com
www.forsaleguide.com

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The following practical steps will help you sell your home faster and at the best possible price.

1. Give a warm welcome

Make prospective buyers first impression of your home to be a lasting one. Keep the lawn, bushes and flowers well-manicured and healthy. Be sure the front door and porch are clean and attractive with that freshly painted look. Walkways should be freed of snow, leaves and kid's toys---anything that could literally trip up a sale.

2. Show off your home's inner beauty.

Brighten your home's interior with fresh paint or wallpaper. Clean the carpets, floors and woodwork. Tighten drippy faucets, fix squeaky or sticking doors, and replace worn floors or countertops. Now's the time to catch up on those little nagging repairs.

3. Clear out the clutter

Help potential buyers view your home as a roomy place to live. Rid your garage, attic and closets of all those little extras. Organized closets and drawers appear larger, so weed out the unwanted items and have a garage sale or donate items to charity. Clear countertops in the kitchen and bathrooms. Remove excess furniture that just crowds a room.

4. Create a dreamy effect

From bedrooms to baths, you can wake up prospects to the alluring style of your home. Repair loose or unsightly caulking and tiles in showers and tubs. Scrub away stains and water spots. Display colorful curtains, bedspreads, towels, mats and shower curtains. Investing a few dollars in new coverings for your bathroom and bedrooms will pay off in the end.

5. Lighten up!

During the day keep your curtains and drapes pulled back to give your home a natural cheery effect. At night, add warmth to your home by turning on all your inside and outside lights.

6. Control the crowds

The last thing potential buyers need is to feel like an unwanted visitor in a noisy, crowded house. Leave the house or limit the family members and friends present when you know potential buyers are planning to stop by. Keep pets outside, if at all possible, and make sure no unpleasant animal odors or droppings greet prospects when they visit.

7. Let your agent do the talking.

Relax! As experienced real estate agents, we understand the needs and interests of buyers. It is best if you let a sales associate handle any concerns about your home's appearance. Never apologize for weak points in your home, but let your agent assure prospects of your home's virtues and character.

We are trained professionals when it comes to talking price, terms and other real estate matters--let us do the selling for you!

Aurora Aulet

specializes in prime properties in Miami, Miami Beach and the Redlands, Florida. You may view a partial list of select real estate properties in our Web Site at:

www.AuroraAulet.com

You may search the MLS, view a brief description of the properties, request more information, or request a specific kind of property be researched.

AURORA N. AULET -R.E. BROKER

786.472.7268

e-mail: info@auroraulet.com

