

# 21 TIPS TO SELL YOUR HOUSE



PRESENTED BY  
MORE BRANDYWINE  
VALLEY HOMES





TIP N° 1

**SCRUB ON, SCRUB OFF**

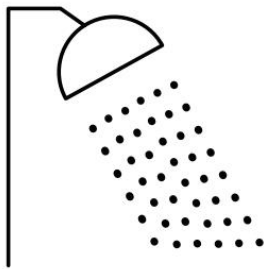
It's time to become a Scrub Daddy Master. Clean the \*hit out of your house with a Scrub Daddy. He is the perfect tool!



TIP N° 2

**TOOTHBRUSH  
OUT THE GROUT!**

Use a toothbrush to clean tile grout. Sometimes using dirty lines are fine, but not in this scenario.



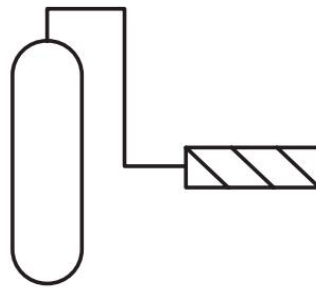
TIP N° 3

**INVEST IN A NEW  
SHOWER CURTAIN**

Show your shower some love with a new curtain. For only \$15 you can refresh an outdated bathroom.







TIP N° 4

**PAINTE THE INTERIOR  
OF YOUR HOUSE.**

Paint every room one neutral color. Our feelings are not neutral about this one. We like Kilim Beige (SW 6106) or Revere Pewter (BM HC-172).

TIP N° 5

**CLOSETS, CLOSETS,  
CLOSETS, CLOSETS!**

Organize your closets. Make sure that they're at least half empty! When in doubt, take it out.

TIP N° 6

**BUY SOME GOOD SOAP**

Place a new bar of soap on a simple dish in your bathroom before showing. We love the rustic shape and subtle scents of the soapline Good, found at WholeFoods for \$2 per bar.



TIP N° 7

**CLEAN & REPAIR GUTTERS**

Clean out and repair gutters. This is one of the first things a buyer will notice.





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TIP N° 8

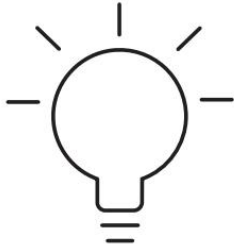
**ADD SOME POPS OF BLUE**

Add some pops of blue throughout your home! It's the most popular color in the world, and it looks great!

TIP N° 9

**REMOVE WALLPAPER**

We know it isn't fun, but that's exactly why buyers don't want to do it, either.



TIP N° 10

### REPLACE LIGHT BULBS

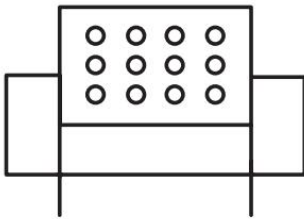
Give your house the glow it deserves! Replace all of your light bulbs at once with white bright new ones, and pack the old ones away or donate to charity.



TIP N° 11

### TREAT YOURSELF

Book a massage and treat yourself! We tell clients to do this, seriously You've earned it!



TIP N° 12

### STAGING

To stage, or not to stage? YES! When in doubt always choose to stage. Trust us, it works.







TIP N° 13

### CLEAR THE COUNTERS

Make sure all kitchen counters are cleared off and wiped down! Then add back a few staging "props" to complete the look.



TIP N° 14

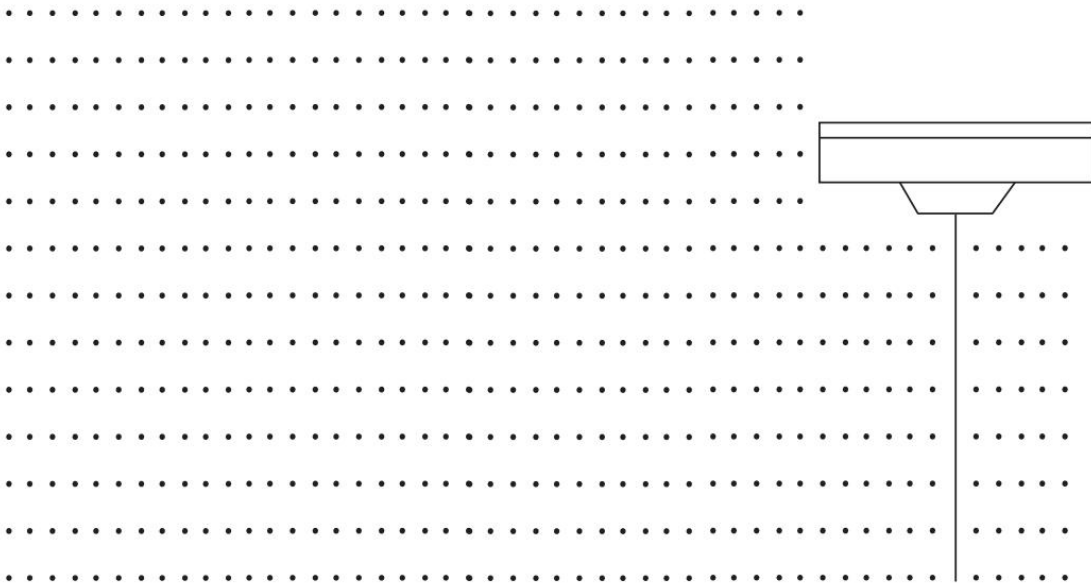
### FRESH PAINT FOR THE FRONT DOOR

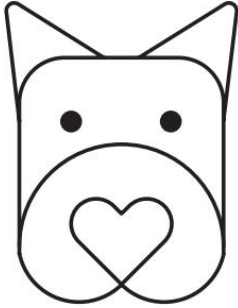
We like this bright goldcolor, but a fresh coat of any paint will do!

TIP N° 15

### WASH THE WINDOWS

Wash all your windows and windowsills to let the sunshine in, buyers will notice. Natural light is everything.

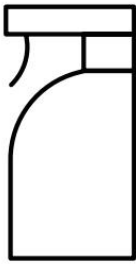




TIP N° 16

**CREATE A PET PLAN**

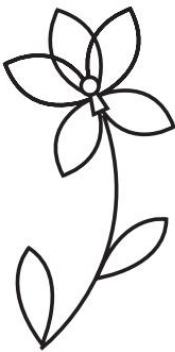
Create a fur-family exit strategy for showing appointments. Nothing freaks us out more than “don’t let the cat out” or “barking dog is friendly.”



TIP N° 17

**BUY SIMPLE GREEN**

My signature “go to” scent. It cleans and smells fresh. All noses will be super happy, and other houses will be green with envy.



TIP N° 18

**BUY AN ORCHID!**

Trader Joe’s has a great selection, and orchids can last past the sale of your home! Spoil your house a bit with this luxurious plant.







TIP N° 19

**BUY A NEW DOORMAT**

It sets the tone and invites the buyer to wipe their feet (which is good news for you since you just did all that cleaning.)



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TIP N° 20

**SET OUT LEMONS**

Set a bowl of 6–10 lemons. This is a staging staple. I learned about this from the movie "The Break Up!" In the movie, she said 12. I'm fine with 6.



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TIP N° 21

## HIRE US

If you want to sell your house for top dollar, call More BV Homes. Ask about our Pre-Listing Services!

## ABOUT MORE BRANDYWINE VALLEY HOMES

More Brandywine Valley Homes is a concierge real-estate team serving our friends in the beautiful Brandywine Valley of DE & PA. From Garnet Valley to Greenville, we are your local area



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experts. Our mission is to inspire, guide and contribute to big dreams!

We are best known for our signature program, How to Sell a House in 30 Days. As listing specialists, our bold approach to design and savvy marketing presentation skills will help our clients continually attract top buyers when selling their home. Our combined experiences in marketing and business development have consistently beat the industry averages.

Buyers can rest assured that as their personal shopper, our team is committed to finding the properties that reflect their personal style and protect their investments. When working together, clients can expect us to educate them on the process while searching for their next home, as well as negotiating on their behalf when they present an offer.

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Our talented team includes Realtors, Photographers, Communication and Social Media specialists, as well as gifted graphic designers. We also have industry partners to recommend, if needed, such as closing attorneys, mortgage lenders, home inspection and appraisal specialists, contractors, painters, cleaners, organizers and movers. We also have an Architect who joins our team by request.



## Contact Us

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# MADLINE DOBBS



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## ABOUT MADELINE

Madeline Dobbs is the founder of More Brandywine Valley Homes, a concierge real estate business, serving friends in the Brandywine Valley of DE and PA. She is best known as the Author of How to sell a house in 30 days.

She grew up in a real estate family.

Madeline felt her calling after seeing uninspired houses linger on the market. She believes home sellers deserve more!

Madeline Dobbs

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## WANT MORE SELLING TIPS?

Request a copy of: *The Pocket Inspector*. A simple guide to help prepare your house for inspections and avoid any unnecessary repair requests that may overwhelm a buyer.