

7 DEADLY SINS FOR SELLERS

Sellers are always asking what they can do to help sell their home. Real Estate Pros give the usual list of lights, camera, action -- declutter, clean, landscape, paint, etc. But what are the things that make every agent cringe?

1. DISASTROUS FIRST IMPRESSION

When we pull up and there's trash out front, maybe even broken-down cars, bikes and so on.

2. LOCKED OUT

Seller forgets to leave the house unlocked or moves the key without notifying the agent.

3. WHAT'S THAT SMELL

Someone in the family is cooking something that smells offensive. And if your favorite music is acid rock, use headphones or turn it off for showings.

4. PIGGY PIGGY PIGGY

Dirty dishes in the sink, laundry on the floor, crud crusted bathrooms, rooms that look like a bomb went off in them.

5. ANY HARDWARE STORE PLEASE

Light bulbs out all over the place. Dark homes borderline on scary!

6. REALLY?? PUT THAT STUFF AWAY

There should never be anything illegal or items that could morally offend a potential buyer -- I will spare you the details. And if your dog bites, remove the dog for showings.

7. FOLLOWING AGENTS ROOM BY ROOM

Now that's just creepy... not to mention in makes the buyer uncomfortable.

Caveat: if you're selling a tear down that is priced at land value, that means agents don't even have to enter, so there's no need to knock yourself out -- just leave for the showing -- most likely the agents will show it from the outside.

Price it right and you can throw the list of what-not-to-do away!

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