



Strawberry

The Strawberry Vendor's Checklist

Before you start to sell make sure that:-

- All maintenance jobs are finished
- The garden and entrance to property are clear, tidy and welcoming
- The décor throughout looks fresh (maybe even neutral)
- All carpets are clean and odour-free
- Your rooms are de-cluttered and have their specific purpose defined
- The Energy Performance Certificate survey has been completed
- You have considered where you will live if you sell quickly
- You choose your agent based on good service and local knowledge, not simply a high valuation

Whilst you are selling:-

- Think about what days and times suit you best for viewings (with as much flexibility as possible!)
- Only use the rooms you need, keep the doors of the spare rooms closed
- Try to keep day to day clutter, toys etc. to a minimum
- Get all feedback after viewings from your agent and act on any suggestions
- Don't be upset by negative comments - just remember everyone's taste is not the same!

When you find the perfect buyer:-

- Answer any questions the buyer has about the property honestly
- Be clear about what you intend to leave – carpets, curtains, light fittings etc.
- Keep communication as open as possible to avoid any delays within the sales process
- Decide upon your removal company and get the date booked as soon as you know when completion will be

Before you leave:-

- Double check every room to make sure all cupboards, drawers and shelves are empty
- Remember to empty the loft, attic and roof voids
- Have a final clean when the furniture has been removed – leave it as you yourself would like to find it!
- Gather together any manuals, guarantees etc. for items which are to remain in the property
- Check that you have mail- redirection in place and ready to start
- Take all meter readings and give the final figures to the appropriate utility companies
- How about leaving some teabags and biscuits for the new owners!