

Chapter 1 : 9 Steps To Sell Your Home Yourself in 30 Days

How to Sell Your Home in 5 Days is an innovative alternative that makes the market work for you, whether you're selling a house, a condominium, or a co-op apartment, whether in a seller's market or a buyer's market.

Pin You can sell your home yourself and save a ton of money. Many people feel that have to stay in their home or rent it out and accept landlord liability and headaches. Here are the steps to take: Scrub-a-Dub-Dub Curb appeal baby! curb appeal. Have a gardener go over your yard as if you were the Queen of Hearts in Alice in Wonderland. Make sure your doormat is new and have a painter touch up the entrance if appropriate. And have the painter clean up the window sills and doors. If you have to, consider painting the house. Become or Hire a Handy Person Spruce up the interior with new fixtures. Replace your door and cupboard handles and faucets. A cracked floor tile. If you prefer, hire someone. Go to the Bathroom Need I say it? Replace fixtures and toilet seat. Get new towels and mats and have a potted plant in there as well. Be a Peacock Show how proud you are of your home. Make your garage spotless. Put everything in place and get rid of most of it. Same thing with all the rooms and kitchen. If possible, get rid of whatever possible. People like large homes. Clutter makes people feel cramped. Get a storage facility if you have to or sell your extra stuff on eBay, but start clearing clutter out of your house. Collect Intel Before you advertise, you need to know what your home is worth. Zillow will also tell you what homes like yours sold for recently. You can also hire a professional appraiser. List it for free on Craigslist and Zillow. You can even make an inexpensive website that has more pictures and details and even a video tour showing off your palace. You can advertise your home on Realtor. You can also list your home on the Multiple Listing Service. There are other websites that can help increase exposure and services that help you draft and post your listings. Take advantage of them. Open House Is there any law that says you have to drive a ridiculous red Cadillac and have a bad toupee in order to have an open house? Have yours on a Sunday and pick up some colorful flags and signs. I know you freaked when you got to this section. Most people hire realtors just because they have a mortal fear of the paperwork. First, make sure that you only accept offers from buyers who are pre-approved. Next, get yourself the required documents. They are state-specific, but I have some really cool news for you. Close the Deal On closing day, you and your buyer will meet with the title company. The only thing left for you to do is count how much money you saved by NOT using a realtor. They often work against me. They want to cram a sale down my throat. Did you ever sell your house by yourself? What were your experiences?

Chapter 2 : How to Sell Your Home in 5 Days - ABC News

The 5 Day Home Selling Method helps you sell your home fast and get the best price, in good times and bad. Anyone can sell their home fast, at any time of year, in any location, with any home, in any market.

Recent changes in the economy have created the need for more creative real estate solutions. There will always be a need for the traditional real estate market, but alternative solutions are important as well to keep the real estate market going. Time to think outside the box Alternative real estate solutions can help people in desperate financial situations. It can take a long time to sell a house right now if it is simply listed on the market. We buy houses fast - in as little as seven days. We buy houses so that you can move on with your life. We buy ugly and pretty houses too, because we can see a diamond in the rough. Sell my ugly house fast You may be a homeowner living in a home that has been subjected to years without the maintenance required to keep your home in prime condition. Illness, divorce, or just plain being too busy are a few common reasons for neglect. At any rate, when you finally decide that you are ready to buy a new home, you are stuck trying to sell an eyesore. Who would buy an ugly house? We buy ugly and pretty houses. We are in the business of buying homes just like yours, fixing them up and reselling them for a profit. We buy houses and can close on your home within seven days of you accepting our offer. We buy ugly and pretty houses, and sellers can get paid right away. What about real estate agents? Real estate agents are also in the business of helping home owners sell homes. But before you rush off to find the best agent in town, you should calculate the cost of doing business with a real estate agent first: It can be costly to do business with an agent when you look at things closely. We buy houses directly from home owners. When we buy houses, we do not charge a commission or fees when closing. We buy houses from sellers facing financial difficulty Sellers facing particularly difficult times often wonder, "Who will buy my house? Constant phone calls and letters in the mail are unnerving. You may feel powerless and not know what to do. We buy houses from sellers in your situation and know how important it is to act quickly. We can help you keep from ruining your credit with a foreclosure, and we can help you get your house back. You can rent the home from us with an option to purchase. We buy houses in almost any location in any condition and price range. We buy houses that are vacant and neglected, or occupied rental homes in "as is" condition.

Chapter 3 : Innovative Real Estate Solutions (Sell your Home in 5 days)

This book helped to give you more ideas on how to sell your home. I was impressed with some of the information in it since some of it I already knew ahead of time prior to selling my home. If you are looking for a book that will help you to sell your home in 5 days, this is the book for you.

Amy Fontinelle August 1, 2016: Strangers will come into your home and poke around in your closets and cabinets. They will criticize a place that has probably become more than just four walls and a roof to you, and then, to top it all off, they will offer you less money than you think your home is worth. Read on to find out how you can get the highest possible price for your home within a reasonable timeframe without losing your mind. Also, try to remember how you felt when you were shopping for that home. Most buyers will also be in an emotional state. A good agent will help you set a fair and competitive selling price for your home that will increase your odds of a quick sale. An agent will also have more experience negotiating home sales than you do, potentially helping you get more money than you could on your own. Further, if any problems crop up during the process and they commonly do - an experienced professional will be there to handle them for you. Finally, agents are familiar with all the paperwork and pitfalls involved in real estate transactions and can help make sure the process goes smoothly. Assuming You Must Hire an Agent On the other hand, some people do manage to sell their homes themselves. Remember the comparable market analysis you did when you bought a home to figure out a fair offering price? Buyers will do this for your home, too, so as a seller you should be one step ahead of the game. Absent a housing bubble ; overpriced homes do not sell. In fact, underpricing your home a bit can be a strategy to generate extra interest in your listing. Most people want to list their homes at a price that will attract buyers while still leaving some breathing room for negotiations. This will allow the buyer to feel like he or she is getting a good value and allow you to get the amount of money you need from the sale. People are busy with social engagements, and the cold weather makes it more appealing just to stay home. Because fewer buyers are likely to be looking, it may take longer to sell your home, and you may not get as much money. At the same time, there are so many poor photos of homes for sale that if you do a good job, it will set your listing apart and help generate extra interest. Consider using a wide-angle lens if possible - this will allow you to give potential buyers a better idea of what entire rooms look like. Not Being Properly Insured With the above-average number of people who will be on your property, you want to make sure you are insured in case someone has an accident on the premises and tries to sue you for damages. You also want to make sure that there are not any obvious hazards at the property or that you take steps to mitigate them keeping the children of potential buyers away from your pool and getting your dogs out of the house during showings, for example. Either fix the problem ahead of time, price the property below market value to account for the problem, or list the property at a normal price but offer the buyer a credit to fix the problem. Having your home inspected before listing it is a good idea if you want to avoid costly surprises once the home is under contract. Not Preparing Your Home for Sale Sellers who do not clean and stage their homes are throwing money down the drain. Failing to do these things will not only reduce your sale price but may also prevent you from getting a sale at all. Have a friend or agent with a fresh pair of eyes point out areas of your home that need work. Because of your familiarity with the home; you may have become immune to its trouble spots. Decluttering, cleaning thoroughly, putting a fresh coat of paint on the walls and getting rid of any odors will also help you make a good impression on buyers. Not Accommodating Potential Buyers If someone wants to view your house, you need to accommodate this person, even if it is inconvenient for you. And yes, you have to clean and declutter the house before every single visit. Signing a contract with a buyer whose purchase of your home is contingent on the sale of his or her own property may also put you in a serious bind if you need to close by a particular date. The house may sit on the market for far longer than you expect, especially in a declining market. However, if you avoid the costly mistakes listed here, it will go a long way toward helping you put your best foot forward and achieving that seamless, lucrative sale every home seller hopes for.

Chapter 4 : 5 Day Method - How to Sell any Home in 5 Days and Generate a Massive Database

Listing your home on the Internet, updating the listing frequently, and making major price reductions rather than small, incremental reductions are all techniques that sellers use to sell a home.

Print a copy and start getting your home ready for a quick sale. We are envisioning putting our house on the market and building because we are outgrowing our home. We already have a pretty big house; we have raised our six kids in homes much smaller than this one. Here is where the plot thickens, each couple has a few kids, maybe just two each over the next few years then we need a table for Now I feel it is safe to say they will all have more than two. Next throw in the necessary space for all the toys Gigi has saved over the years for the grandkids to play with and, well you are getting the picture. Things could get pretty tight when we all come together real soon. So our hunt for land is on, but we are waiting to put this house on the market until we purchase that perfect piece of property. So far we have been in this process just over a year. When it sells, we will rent and start building. I have already been tidying closets, storage areas, and purposely running the filter on items throughout the house, asking myself does this bring me joy or do I need it? If not, I give it away, donate it or trash it. Neutralizing and simplifying our home is the key to making it inviting for potential home buyers. With that in mind, I have been doing the following decorating preparations, knowing it will be listed some day, hopefully soon. Make decor, walls and furniture a neutral color. Create a clear use for each room. Rearranging furniture to create a more spacious room Sprucing up the front door area with a cute number sign and lovely planters for plants and flowers by the front door. It will be nice to use these in a new home someday but for now, they are off limits. Arranging the mirrors, so a room feels more spacious and light. Clean off shelves and display areas leaving just a few purposeful accent items Remove all personal pictures of family and friends I also have been going through the entire home and making a list of repairs needed inside and out. Then assigning the task to whoever needs to get it done. Check that caulking is clean and not peeling in kitchen and bathrooms Repair any cracks in ceiling and walls. Fill in holes left by pictures or shelves hung on walls and then touch up paint. Repair any leaky faucets or supply valves. Repair any chipped or broken tiles Make sure all light switches and outlets are in working order Replace old and dirty light switches and outlet covers. Remove any stains from carpets or hardwood floors. There are many projects best to wait on doing until we are just about to list.

Chapter 5 : How to Sell Your Home in 5 Days - Live Conference Call with George Cappony - 5Day

Register for the 5 Day Sale in America Call-In Event: Simply submit your name, eMail address, and check the register box below to receive the call-in information to learn how to sell your home in 5 days on the upcoming 5 Day Sale in America conference call.

It takes an average of eight showings to get one bid on a house. But what if you need to sell faster than that? Listing your home on the Internet, updating the listing frequently, and making major price reductions rather than small, incremental reductions are all techniques that sellers use to sell a home quickly. For many sellers, however, eight showings, or even eight days, is too much time. For this group, there are means for accelerating the process. For those looking to sell a home in the shortest possible time, "Good Morning America" contributor Barbara Corcoran, founder of the real estate company The Corcoran Group, offers tips on how to sell a home in five days: Touch up your ad. When your property is listed again, it will appear new to the market. Web sites like Zillow. Take the same steps you might take to announce a garage or yard sale, with the only difference being that you are marketing your home. Sunday " -- much like you would for a garage sale. Advertise the sale on www. Placing the ad in more than one category will guarantee more viewers, so list in as many as you can to get the most exposure. As people come through to see the home, collect sealed bids on day of sale and at 5 p. Prepay house taxes for two years Prepay the mortgage for two years not just the home warranty Offer to pay for closing costs Offer broker commission bonus 5 Consider creative incentives. To do this, pay particular attention to the most noticeable areas. The big payoffs on the outside are the front door, the shrubs, and the condition of the paint. On the inside, you can find a big payoff by ridding the house of clutter, deodorizing, and making sure the bathroom and the kitchen are spotless. Keep in mind, too, that one home in three homes today are sold on the Internet. Make sure the house you have posted has a floor plan, really good photos, and clear, positive information on your home.

Chapter 6 : Selling Your House? Avoid These Mistakes

The 5 Day Method is an alternative marketing process designed to sell any home in 5 days. In brief, it is a marketing method designed to find a buyer and a price acceptable to a seller and all in 5 days or less. 5 Day Method sales are buyer friendly, ensure seller protection and build a massive database of real estate leads for the Real Estate Agent.

Chapter 7 : How To Get Your Home Ready To Sell In 30 Days | Intentional Hospitality

If your home has already been up for sale for a long time, delisting for five days seems like a strange idea. But when you relist it after five days, it's new. You make some small changes to your newspaper ads and your MLS listing, then you get all the attention that other newly listed properties do.

Chapter 8 : How to Sell Your House in 3 Days: 9 Steps (with Pictures)

How To Sell Your Home In 5 Days! How To Find Motivated Home Buyers & Automate The Process! Find Retail Buyers & Wholesale Buyers. Learn how here real estate investing just got easier!.

Chapter 9 : Find Top Real Estate Agents in Your Area | HomeLight

Edit Article How to Sell Your House in 3 Days. Selling property can be a very stressful thing, but it doesn't have to be. Following these steps, you might just sell your house in about 3 days (not a guarantee)!