



**Rydel Interiors**  
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Making the Most of Your Home

## **Top 5 Things to do before listing your home to get Top Dollar:**

- Repair anything that is broken or not working. Why? Buyers will deduct more than the actual cost for repairs. All too often we get accustomed to things we have put off repairing and forget they are there, if you want Top Dollar for your home it needs to be in great repair.
- Start packing, why not start now? Buyer's need to see the space and how they can live in the home, not how you live in it. (Too much furniture, nick knacks and taste specific items distract buyers from the features of the home, and can make the entire home look outdated).
- Clean thoroughly, consider having the home professionally cleaned. Why? Buyer's will think what else is neglected if the house is not spotless.
- Updates and paint, if the home hasn't been painted in the last 5 years and the colors are not cohesive or undertones clash with fixed items in the home, it's time to paint. Choosing the right color makes a huge difference and this is an inexpensive fix that goes a long way. Buyers will assume the cost to repaint is much higher than it actually is and either walk away, or want to take money off the price, even if you've priced it lower. If you live in a development where there are many similar homes, make sure yours looks better than the competition. For instance, adding an updated backsplash in the kitchen gives it an updated look and doesn't cost a lot.
- Hire a professional home stager. At Rydel Interiors, I am trained and talented in creating function, and style in each room, and know how to add the "emotional" connection points that say to buyer's "this is home". I will guide you in exactly what will make your home stand out amongst the competition, including the correct placement of furniture and accessories to attract the right buyer for your home. We achieve the "model home" look on your budget, remember unstaged homes only help to sell the competition... I service Bucks & Montgomery Counties.

**To get the most return for your home as an "investment" you need to start to disassociate yourself from the home and see it as an investment.**