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#### Home Selling Checklist - By Jason Deines

Selling a home is a complex process that takes patience and time. Depending on where you live and local housing market an average priced home may stay on the market for 2 or more months. That is a long time to be constantly opening your home up to strangers and wondering if this could be the one. Ease the tension of selling your home by being prepared. Below is a short checklist to help you sell your home.

1. Determine whether or not to use a local real estate agent to handle the transaction. Most people choose to use an agent but you may know more about the process than the average homeowner and decide to do it yourself. Selling your home takes a lot of effort and time.
2. Gather the necessary information pertaining to your home: number of bedrooms, baths, square feet, new upgrades, lot size, etc. Also put together a short list of local amenities that have been helpful. If your neighborhood has something special to offer make a note of it. Also include a short list of local schools. Putting together a well-organized binder with this information can be a considerable help. Leave it on the kitchen table for home viewers to look over when visiting.
3. Get your house ready to sell by making minor repairs to the inside and out. Take the necessary steps to make your home look clean and well maintained. Consider adding a fresh coat of paint, if needed.
4. Since you are going to be moving anyhow you might as well start packing. Pack any unnecessary items that you don't need. Organize closets and get rid of torn or damaged furniture. Make your home look spacious and clutter free.
5. Familiarize yourself with the home selling process along with some of the financial aspects. Be prepared by knowing what to expect at each phase of the process. Determine if you will be willing to make any concessions, whether it will be in price, closing costs, or upgrades (such as new carpet).

The key to successfully selling your home, while minimizing stress, is to be knowledgeable about the home selling process. Understand the common pitfalls and know where to get help when needed. If using a realtor he/she can assist in taking care of the details but you will be required to make the final decision. Get the most on your return by educating yourself on the market and by having a plan to sell your home.

<http://ezinearticles.com/?Home-Selling-Checklist&id=1389746>

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