

**BONDS REALTY  
GROUP**

# **Seller's Resource Kit**



Selling a home is a full-time job and one that you can't do alone, so we have created this PDF for your convenience! Inside you will find tips as well as checklists to follow when it comes to selling your home!

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## Why should you hire a full-time professional real estate agent?

### 1. Availability

When hiring a professional real estate agent, it is important that you find someone who is readily available to you throughout the week. Our agents at Bonds Realty Group are all full time agents who are available to their clients 5 days out of the week and most of the time on weekends.

### 2. Experience

More than likely, an agent who is part-time has not had very much experience as a real estate agent. By hiring a full time professional agent, you ensure that your agent has time under their belt and can advise you to the best of their ability.

### 3. Professionalism

Every one of our agents are professional real estate agents who have years of experience and transactions in their repertoire. All of our agents are prepared to offer you the best experience possible when getting your home sold. To set up a consultation with one of our agents, please call the number listed below.



Bonds Realty Group  
678.269.1155  
[www.teambonds.com](http://www.teambonds.com)

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## Questions to ask your realtor:

1. Will I receive daily updates on Real Estate activity in my area, including price changes, new listings on the market, and houses that have come back on the market?
2. Will I be able to adjust my search criteria on my own through your website?
3. Are you a full-time realtor or part-time?
4. Are you a single agent or do you work with a team?
5. Do you specialize in working with buyers or sellers?
6. Besides the MLS what other sources do you use to find homes for sale?
7. Do you have a call center marketing for potential sellers in the area I want to live in?
8. How many homes have you sold this year?
9. How many homes have you sold over the last 5/10/15 years?
10. Do you have a dedicated Transaction Manager watching over my file during contract-to-close?
11. What is your availability to show me homes?
12. Do you have experience working with short sales and foreclosures?
13. Do you have a list of vendors that can help me with repairs?
14. Will you keep in touch with me after the sale or will I have to search for another Realtor when it comes time to sell my home?

Notes:



**Now that you have chosen a realtor to represent you in the sale of your home, here's a check list to make sure you have everything ready to list your home!**

- Hire an amazing, professional real estate agent
- Make sure all your paperwork is in order
  - Dates of any home improvements
  - Central Air conditioning age as well as any instruction manuals
  - Any certificates of compliance that apply to your home
- A pre-listing inspection is a good idea
- Prepare your home to be sold by cleaning, staging, and making repairs
  - Check out the next page for a staging checklist!
- Price your home accurately from the get-go
- Stage your home, it will help in the sale of your home
  - Stage the home to allow as much natural light in as possible
  - Remove as many personal items as possible, this will allow the buyer to picture themselves in the home!
- Prepare your home for showings.... clean, clean, clean
- Ask your agent about holding open houses



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**Properly preparing your home to be shown can reduce the amount of time it sits on the market as well as potentially putting a little more money in your pocket! Here's a check list to make sure your home is ready to be shown!**

- Clean and declutter your counters
- Put away your personal items/secure any valuables
  - Technological Devices
  - Prescription Medications
  - Keys, etc.
- Empty out all the trash cans
- Vacuum and quick wash floors if necessary
- Clean the bathrooms
  - Clean the mirrors
  - Prescription Medications
  - Keys, etc.
- Set the thermostat at a reasonable temperature
- Turn on all of the lights
  - Replace any burnt out lightbulbs
- Scent
  - bake cookies, light a candle, etc.
- Make the front door as welcoming as possible. Adding a welcome mat is a nice touch!



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