

## **9 Things to Avoid When Selling Your House**

### **1. Odors**

- House odors are number one on the uh-oh list. And narrowing it down, odors from cigarette smoke and pets take top billing, with mildew not far behind.

### **2. Dogs that Meet You at the Door or in the Driveway**

- Dogs frighten some buyers and irritate others. You'll have a much better response from showings if you have a plan to control your pets--dogs, cats, etc.
- You say you plan to put them in a bedroom or garage and then ask buyers not to open the door to that area? Bad idea--buyers won't buy a house they can't look at. Remove pets during showings if possible. If you can't do that, contain them in crates for their own safety and to show respect for the feelings of potential buyers.

### **3. Dirty Bathrooms**

- Grimy bathrooms are an instant turnoff. Scrub them, paint them, buy a new shower curtain, rugs and towels--do what it takes to make them shine.

### **4. Dimly Lit Rooms**

- Dark homes are a turnoff to most home buyers.

### **5. Busy Wallpaper or Rooms Painted in Different Colors throughout the House**

- Busy wallpaper or different paint color in every room turns off most buyers.

### **6. Bugs**

- Roaches, spiders, any type of insect that shouldn't be in the house. Get rid of them.

### **7. Poor Curb Appeal**

- Buyers often refuse to go into a house with an unkempt yard, sagging doors or peeling paint.

### **8. Gutters with Plants Growing in Them**

- I'm serious. Some people never clean their gutters, and it always makes buyers wonder what else hasn't been handled.

### **9. Sellers Who Hang Around for Showings**

- Prospective buyers feel awkward when viewing a home and the seller is present. Buyers are less inclined to open closet doors or linger around to really view the home. So, leave your home when showings are scheduled, even it means driving around the block and sitting in your car.