

SELLER' S SECRETS REVEALED! - HOW TO SPRUCE UP YOUR HOME SO IT SELLS FOR MORE

Before selling your home you should take a fix-it inventory of your house to see what needs to be done to prepare the house for sale. After all, you may be okay with the worn spot in the carpet in the den, but your buyer may not.

Fix-ups don't have to be expensive. Below are a couple suggestions that you can handle when you're pressed for time and money. It's always best to take care of these as soon as possible, before you're ever considering the sale of your home.

* **BATHROOM:** This room is the one that can be rejuvenated for the least amount of money. A new medicine cabinet, for instance, with better lighting and larger storage capacity can give your bathroom a complete new look. Cost:\$150 or less.

The shower is for more than just keeping the dirt off. It also provides a wake-up call, gives you relaxation and a place for pure, hot satisfaction. A new shower head can do wonders. You may find that in one house the water pressure is so high that it can literally throw you up against the wall. Or, perhaps worse yet, a water pressure so low that you have to run around in the shower to get wet. A replacement shower head complete with four settings) may cost \$39 or less and takes less than 10 minutes to install.

If you're in a 25 to 30-year-old home, more than likely you have those pseudo-chrome-plated towel racks that are more fitting to a gymnasium than a home bathroom. Towel racks run as low as \$10 and can help you refit the whole look.

With these few changes in the bathroom, this part of the house is ready for when you want to sell, and you'll even get a chance to enjoy the new look before you hand over the keys to new owners.

* **PAINTING:** Applying anew coat of paint to the interior can do wonders for the look and feel of your house. Painting is one of the most inexpensive makeovers, yet one of the most effective. A couple of cans of good paint run about \$50. Additional equipment (brushes, rollers, drop-cloths, etc.) will cost between \$30 and \$50, and, in a day, you've given one of your rooms a complete new look.

Every homeowner ought to budget the time and money to paint the exterior on a regular basis. Painting your house every two to three years keeps the exterior in good condition and provides you with the opportunity to inspect more closely the parts of the house you normally would not get access to on a regular basis, such as the eaves and overhangs.

While it would be difficult to paint the whole house for under \$200, try attacking the trim first. With a couple of cans of paint, you could probably take care of the shutters and door. A fresh coat of paint on these items does wonders for the look of the rest of your house. In addition, who says you have to paint the whole house at once, anyway?

These are just a couple of things you can to spruce up your house. You'll be surprised at how a quick fix here and there will make your house look almost new again!